

Denton County
Juli Luke
County Clerk

Instrument Number: 120421

ERecordings-RP

CERTIFICATE

Recorded On: October 27, 2025 09:30 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 120421
Receipt Number: 20251027000129
Recorded Date/Time: October 27, 2025 09:30 AM
User: John M
Station: Station 18

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
RED BIRD RIDGE RESIDENTIAL COMMUNITY, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Red Bird Ridge Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Red Bird Ridge Addition.
2. The name of the Association: Red Bird Ridge Residential Community Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Red Bird Ridge Residential Community, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00
Working Capital: \$600.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**RED BIRD RIDGE RESIDENTIAL
COMMUNITY, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

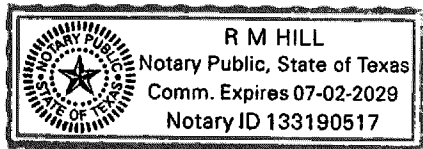
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23rd day of October, 2025, by Beverly Coghlan, Agent for the Association of RED BIRD RIDGE RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



R M Hill

Notary Public Signature, State of Texas

EXHIBIT A

Document	Recording Information
Plats:	
Re-Plat, Red Bird Ridge Addition – August 8, 2025	Document No. 2025-316
Final Plat, Red Bird Ridge Addition, Phase 2 – August 8, 2025	Document No. 2025-315
Final Plat, Red Bird Ridge Addition – February 27, 2025	Document No. 2025-76
Minor Plat, Red Bird Ridge Addition – January 22, 2021	Document No. 2025-34
Restrictions:	
First Amendment to the Declaration of Covenants, Conditions and Restrictions for Red Bird Ridge – August 1, 2025	Document No. 85727
Declaration of Covenants, Conditions and Restrictions for Red Bird Ridge (Denton County, Texas) – May 23, 2025	Document No. 55880