

Denton County
Juli Luke
County Clerk

Instrument Number: 76292

ERecordings-RP

CERTIFICATE

Recorded On: July 11, 2025 11:35 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: 76292
Receipt Number: 20250711000289
Recorded Date/Time: July 11, 2025 11:35 AM
User: Jennifer K
Station: Station 38

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

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
QUARTERS at the SHOPS CONDOMINIUM COMMUNITY, INC.**

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

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owners association hereby records this Condominium Association Management Certificate for Quarters at the Shops Condominium Community, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously filed by the association.

1. The name of the condominium is: Quarters at the Shops.
2. The name of the condominium association: Quarters at the Shops Condominium Community, Inc.
3. The location of the Condominium is: Lewisville, Denton County, TX.
4. The recording data for the subdivision: See **Exhibit A**.
5. The name and mailing address of the Association: See below.
6. The name, mailing: address, telephone number, and email address of the manager of the Association:

Name: Neighborhood Management, Inc.
Attn: Beverly Coghlan
Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen TX 75002
Phone Number: 972.359.1548
Email Address: managementcertificate@nmitx.com
7. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8. 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
Reserves:	Equal to one (1) month of Regular Assessments.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**QUARTERS at the SHOPS CONDOMINIUM
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 11th day of July, 2025, by Beverly Coghlan, President of Neighborhood Management, Inc., Manager for QUARTERS at the SHOPS CONDOMINIUM COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

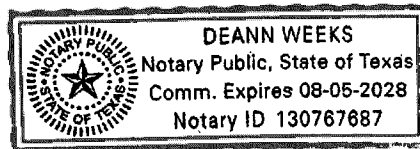


EXHIBIT A

Document	Recording Information
Plat: Found in Declaration	
Master Declaration of Covenants, Conditions and Restrictions for Quarters at the Shops Condominium Community, Inc. – April 22, 1998	Document No. 4078/1090
Correction Amendment to Master Declaration – October 5, 1998	Document No. 4189/1323
Amendment to Master Declaration – November 12, 2002	Document No. 5211/255
Second Amendment to Master Declaration – September 14, 2015	Document No. 2015-106832
Amendment to Master Declaration – April 17, 2017	Document No. 2017-43503
Amendment to Master Declaration – June 8, 2017	Document No. 2017-68157
Fifth Amendment to Master Declaration – August 14, 2024	Document No. 2024-86978
Sixth Amendment to Master Declaration – August 16, 2024	Document No. 2024-88270
Seventh Amendment to Master Declaration – March 7, 2025 (this withdraws the land for Commercial Units only)	Document No. 2025-23550
Declaration – July 21, 2017	Document No. 2017-88514
First Amendment to Declaration – March 27, 2020	Document No. 2020-40330