

**MANAGEMENT CERTIFICATE  
FOR  
RAINTREE ESTATES I COMMUNITY ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Raintree Estates I Community Association, 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: Raintree Estates
2.     The name of the Association: Raintree Estates I Community Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:
5.                 Raintree Estates I Community Association, Inc.  
                      c/o Neighborhood Management Inc  
                      1024 S Greenville Ave, Suite 230  
                      Allen, TX. 75002
6.     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
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.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

## ACKNOWLEDGEMENT

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

**RAINTREE ESTATES I COMMUNITY  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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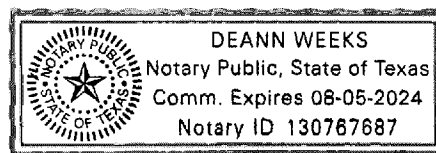
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 6<sup>th</sup> day of October, 2023, by Beverly Coghlan, Agent for the Association of Ridgcrest Raintree Estates I Community Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Raintree Estates #1: Vol. F Page 648 April 29, 1986	Document No. 19860429000245200
Raintree Estates #1: Vol. F Page 315: August 7, 1985	Document No. 19850807000484820
Declaration of Covenants, Conditions and Restrictions June 1, 1994	Document No. 19940601000529030
First Amendment to Bylaws: April 18, 2012	Document No 20120418000451710.

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000116215

eRecording - Real Property

CERTIFICATE

Recorded On: October 06, 2023 05:25 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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\*\*\*\*\* 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: 2023000116215  
Receipt Number: 20231006000434  
Recorded Date/Time: October 06, 2023 05:25 PM  
User: Cathy L  
Station: Station 12

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX