

**MANAGEMENT CERTIFICATE
OF
THE PARKS AT FOSTER CROSSING RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Parks at Foster Crossing Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Parks at Foster Crossing.
2. The name of the Association: The Parks at Foster Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Parks at Foster Crossing, recorded under Document No. 2025000041629, in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Parks at Foster Crossing Residential Community, Inc., c/o Neighborhood Management Inc., Attn: Beverly Coghlan, 1024 South Greenville Avenue, Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:


Name:	The Parks at Foster Crossing Residential Community, Inc., c/o Neighborhood Management Inc.
Mailing Address:	1024 South Greenville Avenue, Suite 230 Allen, Texas 75002
Attn.:	Beverly Coghlan
Telephone Number:	(972) 359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association's dedicatory instruments:
www.homewisedocs.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:
 - Working Capital Assessment - \$500.00
 - Transfer Fee - \$250.00
 - Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

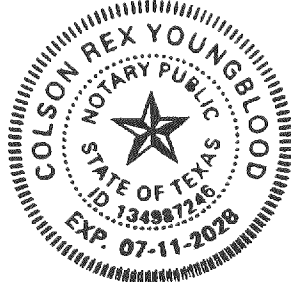
**THE PARKS AT FOSTER CROSSING RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

By: 
Name: Ashley Thomsen
Title: Director

STATE OF Texas §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 7 day of April, 2025, by
Ashley Thomsen, as Director of The Parks at
Foster Crossing Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit
corporation.

(SEAL)



Colson Rex Youngblood
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Parks at Foster Crossing, recorded as Document No. 2025000041629, in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
2. The Parks at Foster Crossing Community Manual, recorded as Document No. 2025000041846, in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
3. The Parks at Foster Crossing Adoption of Working Capital Assessment, recorded as Document No. 2025000041849, in the Official Public Records of Collin County, Texas.

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

Instrument Number: 2025000041969

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: April 09, 2025 08:32 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2025000041969
Receipt Number: 20250409000022
Recorded Date/Time: April 09, 2025 08:32 AM
User: Dwayne K
Station: Workstation cck165

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