



MANAGEMENT CERTIFICATE

MAGNOLIA POINTE RESIDENTIAL COMMUNITY, INC.

STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

The undersigned, being the Managing Agent of Magnolia Pointe 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 is Magnolia Pointe
2. The name of the Association: Magnolia Pointe Residential Community, Inc.
3. The recording date for the subdivisions is: June 15, 2015
4. The name, mailing address, telephone number, and email address of the manager of the Association:
Magnolia Pointe Residential Community, Inc.
c/o Proper HOA Management, LLC
Mailing Address: 1202 Richardson Drive, Suite 200, Richardson TX, 75080
Phone Number: 214-378-1112
Email Address: customercare@properhoamanage.com
5. The name and contact information for the Managing Agent of the Association:
Proper HOA Management, LLC
Prane Kerley
1202 Richardson Drive, Suite 200
Richardson, TX 75080
Phone: 214-378-1112
Email Address: certificate@properhoamanage.com
6. Website for Dedicatory Instruments: www.properhoamanage.com, select "Homeowner Login" on the top right, and enter your account credentials.
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the condominium:

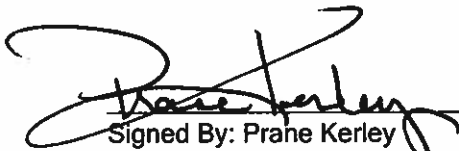
Resale Certificate:	\$375
Transfer Fee:	\$295
First Right of Refusal:	\$100
Optional Inspection Fee:	\$150

For all resale and questionnaire information, please go to <https://www.finitefiles.com/>

[ACKNOWLEDGEMENT FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below. It shall be valid until a later Management Certificate is filed by the Association or until termination of this Management Certificate is filed of record, whichever is sooner.



Signed By: Prane Kerley

On Behalf of Proper HOA Management, Managing Agent for Magnolia Pointe Residential Community, Inc.

Signed on 08/01/2024

After recording, please return to:

**Proper HOA Management
1202 Richardson Drive, Suite 200
Richardson, TX 75080
ATTN: Prane Kerley**



STATE OF TEXAS

COUNTY OF COLLIN

The foregoing instrument was acknowledged before me this 1st day of July 2024, by
Prane Kerley, President of Proper HOA Management, LLC.

A handwritten signature in dark ink, appearing to be "Shannon Kidwill", written over a horizontal line.

Notary Public Signature

The name "Shannon Kidwill" written in a cursive, handwritten style.

Print or Stamp Commissioned Name of Notary

