

Denton County
Juli Luke
County Clerk

Instrument Number: 7153

ERecordings-RP

NOTICE

Recorded On: January 22, 2026 08:13 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

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

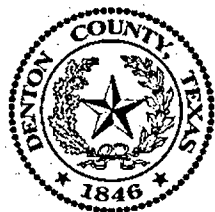
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 7153
Receipt Number: 20260121000804
Recorded Date/Time: January 22, 2026 08:13 AM
User: Debra B
Station: Station 40

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
OF
ROSEBROOK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Rosebrook 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: Rosebrook.
2. The name of the Association: Rosebrook Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Rosebrook, recorded under Document No. 2025-7077 in the Official Public Records of Denton 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: Rosebrook Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 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.neighborhoodmanagement.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

Updated Resale Certificate Fee - \$75.00


Optional Inspection Fee - \$150.00

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

[SIGNATURE PAGE FOLLOWS]

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

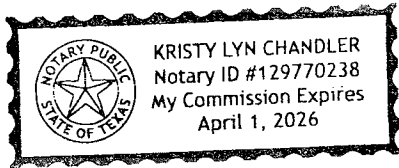
ROSEBROOK RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

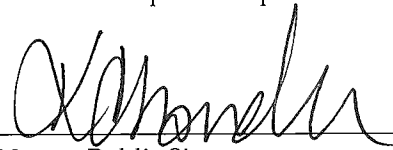
By: 
Name: Bobby Samuel
Title: Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 12 day of January, 2026 by Bobby Samuel, the Vice President of Rosebrook Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




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 Rosebrook, recorded under Document No. 2025-7077, in the Official Public Records of Denton County, Texas, as amended and supplemented from time to time.
2. Rosebrook Community Manual, recorded as Document No. 2025-7118 in the Official Public Records of Denton County, Texas, as amended and supplemented from time to time.
3. Rosebrook Adoption of Working Capital Assessment, recorded as Document No. 2025-7109 in the Official Public Records of Denton County, Texas.

ATTACHMENT 1

ROSEBROOK RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE