

**MANAGEMENT CERTIFICATE
FOR
SPRING MEADOW ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Spring Meadow Estates Homeowners 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: Spring Meadow Estates
2. The name of the Association: Spring Meadow Estates Homeowners Association, Inc.,
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Spring Meadow Estates Homeowners Association, Inc.,
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. 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

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. 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.

**SPRING MEADOW ESTATES HOMEOWNERS
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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COUNTY OF COLLIN

This instrument was acknowledged before me on the 8 day of November 2023, by Beverly Coghlan, Agent for the Association of Spring Meadow Estates Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

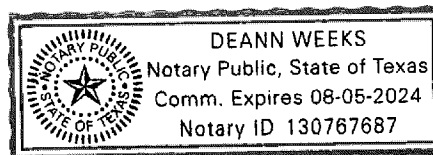


EXHIBIT A

Document	Recording Information
Spring Meadow Estates Plat September 8, 2005	Document No 200503501836
Spring Meadow Estates Filed in Collin County - Plat	Volume 5600, Page 4714 Volume 5599, Page 5068
Declaration of Covenants, Conditions and Restrictions August 4, 2005	Document No. 200503458834
Declaration of Covenants, Conditions and Restrictions August 18, 2005 filed in Collin County	Document No. 2005-0114936

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300227974

eRecording - Real Property

Recorded On: November 08, 2023 12:24 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202300227974
Receipt Number: 20231108000466
Recorded Date/Time: November 08, 2023 12:24 PM
User: Lynn G
Station: Cc147

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.