

**MANAGEMENT CERTIFICATE
FOR
LEONARD CROSSING HOMEOWNERS ASSOCIATION, INC.**

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

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

Leonard Crossing 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
Working Capital: \$550.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

EXHIBIT A

Document	Recording Information
Leonard Crossing Commercial Replat – February 10, 2025	Document No. P2025000002
Leonard Crossing Replat – November 19, 2024	Document No. P2024000039
Leonard Crossing Final Plat – November 12, 2024	Document No. P2024000038
Declaration of Covenants, Conditions and Restrictions for Leonard Crossing Homeowners Association, Inc. – November 20, 2024	Document No. 2024007530
Amendment and Supplement to the Declaration – June 11, 2025	Document No. 2025003425

FILED AND RECORDED
Fannin County, Texas
Jenny L Garner, County Clerk
101 E. Sam Rayburn Dr. #102
Bonham, Tx 75418

FILING AND RECORDING DATE: 08/11/2025 1:55PM

RECORDING FEE: 33.00

Instrument Number: 2025004937

Document Type: CERTIFICATE

Number Of Pages: 4

Parties: LEONARD CROSSING HOMEOWNERS ASSOCIATION INC

To: LEONARD CROSSING

Receipt # 4071022

DocId 8095380

Received By: VICKIE MILLER

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

I hereby certify that this instrument was FILED AND RECORDED on the date and time stamped hereon and FILED AND RECORDED in the OFFICIAL PUBLIC RECORDS of Fannin County, Texas.




Jenny L Garner, Fannin County Clerk

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of

By: VICKIE MILLER
Deputy

FILED AND RECORDED
In the Official Public Records
of Fannin County Texas
Jenny L. Garner, Fannin County Clerk
Document #: 2025004937
08/11/2025 01:55:48 PM
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