

**MANAGEMENT CERTIFICATE  
FOR  
THE ASSOCIATION OF JACKSON COMMUNITIES, INC.**

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

The undersigned, being the Managing Agent of The Association of Jackson Communities, 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: Jackson Communities
2.     The name of the Association: The Association of Jackson Communities, Inc.,
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:
5.                    The Association of Jackson Communities, Inc.,  
                         c/o Neighborhood Management Inc  
                         1024 S Greenville Ave, Suite 230  
                         Allen, TX. 75002
6.     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
7.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8.     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:         Annual assessment.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

The foregoing is a true and correct copy of the Management Certificate for the association identified below

**THE ASSOCIATION OF JACKSON COMMUNITIES  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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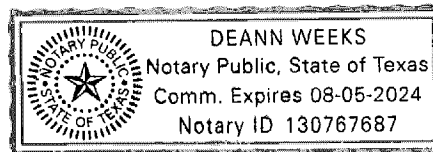
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 25 day of January, 2024, by Beverly Coghlan, Agent for the Association of The Association of Jackson Communities, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Jackson Hills, Phase I - March 11, 2002	Document No. 200201743479
Jackson Meadows, Phase I - November 19, 2002	Document No. 200202080642
Declaration of Covenants, Conditions and Restrictions for Jackson Communities – March 19, 2002	Document No. 200201755248
First Amendment to Declaration - February 25, 2004	Document No. 200402774470
Supplemental Declaration - November 21, 2002	Document No. 200202084242

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

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**Instrument Number:** 202400016060

eRecording - Real Property

Recorded On: January 25, 2024 04:24 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 202400016060  
Receipt Number: 20240125000800  
Recorded Date/Time: January 25, 2024 04:24 PM  
User: Kevin T  
Station: CC123.dal.ccdc

**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.