

**MANAGEMENT CERTIFICATE  
FOR  
WESTFIELD at ANNA HOMEOWNERS ASSOCIATION, INC.**

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

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

Westfield at Anna 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
Acquisition Assessment Fee:	\$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**WESTFIELD at ANNA 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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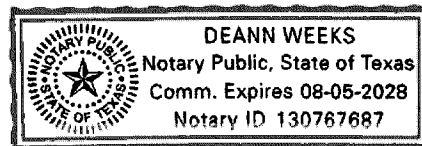
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 8<sup>th</sup> day of October, 2025, by Beverly Coghlan, Agent for the Association of WESTFIELD at ANNA HOMEOWNERS ASSOCIATION, 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>
<b>Plats:</b> Final Plat Westfield Addition – September 17, 2004	Document No. 19000101001021270, Volume P, Page 895
Final Plat Westfield Addition Block A, Lots 1 & 2 – February 9, 2006	Document No. 20060209010000470, Volume 2006, Page 72
Westfield Addition Lot 1A, 1B, 1C, 1D, Block B – February 28, 2011	Document No. 20110228010000390, Volume 2011, Page 52
Replat Westfield Addition Lots 1R, 2R, Block A – July 24, 2024	Document No. 2024010000334, Volume 2024, Page 653
Amended Plat Westfield Addition Lot 1R & 2R, Block A – February 18, 2025	Document No. 2025010000075, Volume 2025, Page 126
<b>Restrictions:</b> Declaration of Covenants, Conditions and Restrictions for Westfield at Anna Homeowners Association, Inc. – December 22, 2004	Document No. 20041222001823450, Volume 5821, Page 2790
Amendment to the Declaration of Covenants, Conditions and Restrictions – January 22, 2008	Document No. 20080122000083820
Declaration of Covenants – April. 22, 2009	Document No. 20090422000468010

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000130410

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 09, 2025 11:22 AM

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: 2025000130410  
Receipt Number: 20251009000245  
Recorded Date/Time: October 09, 2025 11:22 AM  
User: Natascha M  
Station: Station 6

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX