

Denton County
Juli Luke
County Clerk

Instrument Number: 35822

ERecordings-RP

MISCELLANEOUS

Recorded On: April 07, 2025 12:04 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 35822
Receipt Number: 20250407000344
Recorded Date/Time: April 07, 2025 12:04 PM
User: Jessica S
Station: Station 9

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
FOR
LAKE POINTE AT PALOMA CREEK HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Lake Pointe at Paloma Creek 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: Lake Pointe.
2. The name of the Association: Lake Pointe at Paloma Creek Homeowners Association, Inc,
3. Recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Lake Pointe at Paloma Creek 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: The greater of \$500 or one half (1/2) the then annual assessment.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**LAKE POINTE AT PALOMA CREEK
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: *Beverly Coghlan*
Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 7th day of April, 2025, by Beverly Coghlan, Agent for the Association of LAKE POINTE AT PALOMA CREEK HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

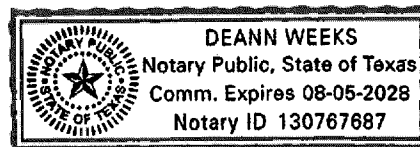


EXHIBIT A

| Document | Recording Information |
|---|----------------------------------|
| Lake Pointe Plats – September 11, 2024 | Document No. 2024-305 |
| Lot 69, Blk E of Paloma Creek South Phase I according to the plat thereof recorded - May 5, 2005 | Document No. Cabinet W, Page 246 |
| Declaration of Covenants, Conditions and Restrictions for Lake Pointe at Paloma Creek Homeowners Association, Inc. – October 4, 2024 | Document No. 2024-107853 |
| Declaration of Covenants, Conditions and Restrictions for Lake Pointe at Paloma Creek Homeowners Association, Inc. – January 23, 2025 | Document No. 2025-7048 |