

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
FAIRWAY VILLAS HOMEOWNERS ASSOCIATION, INC.**

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

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Fairway Villas Homeowners Association, Inc.**

1. The name of the subdivision is Fairway Villas.
2. The name of the association is Fairway Villas Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Fairway Villas at Ridgeview

Recording Data

Plat recorded on December 20, 2005, in Cabinet R, Page 221 and Instrument No. 20060912010003860 (and 2005-0178114), Plat Records, Collin County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Fairway Villas, recorded on or about December 20, 2005, as Document No. 2005-0178121 (or 20051220001781210), Volume 06069, Page 02709 *et seq.*, of the Real Property Records of Collin County, Texas.

First Amendment to the Declaration recorded on or about October 29, 2018, as Document No. 20181029001341380, of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Fairway Villas Homeowners Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002

6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548 Email: managementcertificate@nmitx.com.

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.
8. Property Transfer /Resale Fees:
- | | |
|----------------------------|-------------------------|
| Resale Certificate: | \$375.00 |
| Resale Certificate Update: | \$75.00 |
| Transfer Fee: | \$250.00 |
| Optional Inspection Fee: | \$150.00 |
| Working Capital: | Two Months Assessments. |
9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 9th day of January, 2024

FAIRWAY VILLAS HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

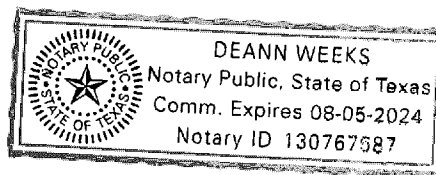
Title: Agent for NOA

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 9th day of January, 2024, by Beverly Coghlan, Agent for the Association of FAIRWAY VILLAS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas



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

Instrument Number: 2024000003063

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 09, 2024 10:56 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2024000003063
Receipt Number: 20240109000263
Recorded Date/Time: January 09, 2024 10:56 AM
User: Devon O
Station: Station 4

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