

**MANAGEMENT CERTIFICATE  
FOR  
LV REID FARM HOMEOWNERS ASSOCIATION, INC.**

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

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

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**LV REID FARM 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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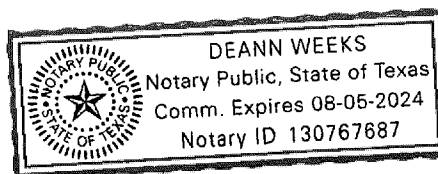
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2023, by Beverly Coghlan, Agent for the Association of LV REID FARM 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>
Reid Farms Phase I: Vol. L – PAGE 589 - January 1, 1900	Document No.19000101000993940
Reid Farms Phase I-B: Vol. L – Page 594 - January 1, 1900	Document No.19000101000996560
Reid Farms Phase II: Vol. M – Page 353 - January 1, 1900	Document No.19000101000999900
Declaration of Covenants, Conditions and Restrictions for LV Reid Farm – January 18, 2000	Document No. 20000118000049360
First Amendment to Declaration – February 2, 2000	Document No. 20000202000100080
Supplement to Declaration - February 15, 2001	Document No. 20010215000163340

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

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**Instrument Number:** 2023000109703

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 22, 2023 04:14 PM

Number of Pages: 4

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

Total Recording: \$34.00

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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: 2023000109703  
Receipt Number: 20230922000355  
Recorded Date/Time: September 22, 2023 04:14 PM  
User: Shannon C  
Station: Workstation cck087

**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