

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 2504

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 09, 2024 10:39 AM

Number of Pages: 4

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

Total Recording: \$37.00

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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: 2504  
Receipt Number: 20240109000192  
Recorded Date/Time: January 09, 2024 10:39 AM  
User: Kraig T  
Station: Station 21

**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

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
BRENTWOOD COURT HOMEOWNERS ASSOCIATION, INC.**

**STATE OF TEXAS**

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**COUNTY OF DENTON**

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**KNOW ALL MEN BY THESE PRESENTS:**

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 Brentwood Court Homeowners Association, Inc.

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

Subdivision

Brentwood Court

Recording Data

Recorded on April 10, 2019, under Instrument No. 2019-167, Real Property Records, Denton 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 Brentwood Court, recorded on May 13, 2020, under Instrument No. 2020-63086 of the Real Property Records of Denton County, Texas.

First Amendment to the Declaration for Brentwood Court, Recorded on January 5, 2021, under Instrument No. 2021-1690 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the subdivision:  
Brentwood Court Homeowners Association, Inc.  
c/o Neighborhood Management, Inc.  
1024 S. Greenville, Suite 230  
Allen, TX 75002
6. The name, mailing address, telephone number, and email address of the person managing the association or the association's designated representative is as follow:

Neighborhood Management, Inc.  
Beverly Coghlan  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Telephone: 972-359-1548

Email Address: 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. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	Two Months Assessment.

9. 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, the undersigned has caused this Property Owners Association Certificate is hereby executed by its duly authorized agent on this 9<sup>th</sup> day of January, 2024.

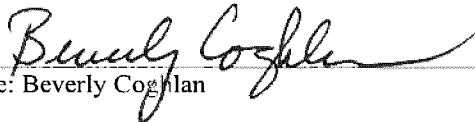
**BRENTWOOD COURT HOMEOWNERS ASSOCIATION,  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Managing Agent

By:

Name: Beverly Coghlan



**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 9<sup>th</sup> day of January, 2024, by Beverly Coghlan, Agent for the Association of Brentwood Court HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

