

**MANAGEMENT CERTIFICATE  
FOR  
DEAN FARMS OWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Dean Farms Owners 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: Dean Farms.
2.     The name of the Association: Dean Farms Owners Association, Inc.
3.     Recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                  Dean Farms Owners 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  
                                  Initiation Fee:           \$1000.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**DEAN FARMS OWNERS 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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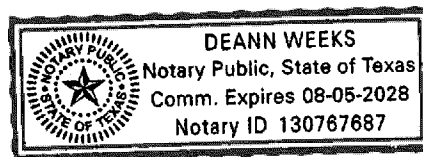
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2025, by Beverly Coghlan, Agent for the Association of DEAN FARMS OWNERS 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>
Dean Farms Plats – December 17, 2024	Document No. 2024010000588
Declaration of Covenants, Conditions and Restrictions for Dean Farms Owners Association, Inc. – December 18, 2024	Document No. 2024000156451

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

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**Instrument Number:** 2025000025478

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 05, 2025 03:58 PM

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: 2025000025478  
Receipt Number: 20250305000151  
Recorded Date/Time: March 05, 2025 03:58 PM  
User: Michelle W  
Station: Workstation cck025

**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

