

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2023-0011682

**Billable Pages: 3
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 05/02/2023 at 09:03 AM</p> <p>Document Number: <u>2023-0011682</u></p> <p>Receipt No: <u>23-11002</u></p> <p>Amount: \$ <u>34.00</u></p> <p>Vol/Pg: <u>V:8065 P:392</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

NEIGHBORHOOD MANAGEMENT, INC
1024 S. GREENVILLE AVENUE, SU
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE
AMENDED FOR
PARK TRAILS OF FORNEY HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Park Trails of Forney 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: Forney Park Trails
2. The name of the Association: Park Trails of Forney Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:
 Park Trails of Forney 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
Reserve Capital Improvement:	\$200.00
Working Capital:	\$500.00.

For all resale and refinance information, please go to <https://www.homewisedocs.com>

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

**PARK TRAILS OF FORNEY 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

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This instrument was acknowledged before me on the 1st day of May, 2023, by Beverly Coghlan, Agent for the Association of Park Trails of Forney Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

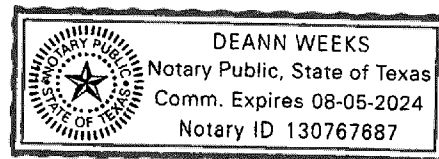


EXHIBIT A

Document	Recording Information
Park Trails of Forney Ph. 1 – February 2, 2015	Document No.2015-0001754
Park Trails of Forney Ph. 2 – March 2, 2017	Document No.2017-0004540
Park Trails of Forney Ph.3 – January 22, 2019	Document No.2019-00015121
Declaration of Covenants, Conditions and Restrictions for Park Trails of Forney – February 20, 2015	Document No.2015-0003025
First Amendment to Declaration – June 28, 2018	Document No. 2018-0015639

#2023-0011682
Filed for Record in Kaufman County TX
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