

**MANAGEMENT CERTIFICATE
FOR
CARDINAL HILLS RESIDENTIAL COMMUNITY, INC.**

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

The undersigned, being the Managing Agent of Cardinal Hills Residential Community, 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: Cardinal Hills (South and North).
2. The name of the Association: Cardinal Hills Residential Community, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Cardinal Hills Residential Community, 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
Working Capital: Equal to the amount of annual assessment.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**CARDINAL HILLS RESIDENTIAL
COMMUNITY, 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 19th day of August, 2025, by Beverly Coghlan, Agent for the Association of CARDINAL HILLS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

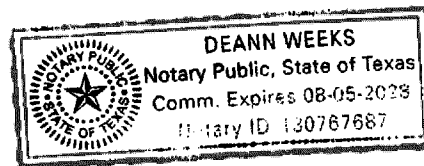


EXHIBIT A

Document	Recording Information
Plats: Cardinal Hills South – November 12, 2024	Document No. 202400229078
Cardinal Hills North – November 12, 2024	Document No. 202400229079
Restrictions: Declaration of Covenants, Conditions and Restrictions for Cardinal Hills (Dallas County, TX) – April 24, 2025	Document No. 202500083974

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500173481

eRecording - Real Property

Recorded On: August 19, 2025 03:20 PM

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: 202500173481
Receipt Number: 20250819000240
Recorded Date/Time: August 19, 2025 03:20 PM
User: Roger J
Station: CC137.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.