

**MANAGEMENT CERTIFICATE  
FOR  
FALL CREEK ADDITION HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Fall Creek 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: Fall Creek Estates.
2.     The name of the Association: Fall Creek Addition Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Fall Creek Addition 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.

**FALL CREEK ADDITION HOMEOWNERS  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:

Name: Beverly Coghlan

STATE OF TEXAS

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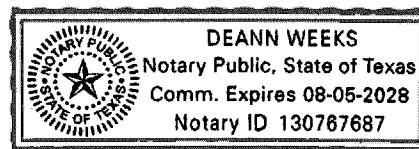
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COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 14<sup>th</sup> day of November, 2025, by Beverly Coghlan, Agent for the Association of FALL CREEK ADDITION 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>
<b>Plats:</b> Amending Plat of Fall Creek Estates, Dallas County, Texas – May 22, 2025	Document No. 202500106650
Final Plat of Fall Creek Estates, Dallas County, Texas – October 8, 2001	Document No. 1557795
<b>Restrictions:</b> Declaration of Covenants, Conditions and Restrictions for Fall Creek Addition Homeowners Association, Inc. – November 12, 2001	Document No. 1598488

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

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**Instrument Number:** 202500240955

eRecording - Real Property

Recorded On: November 14, 2025 11:32 AM

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: 202500240955  
Receipt Number: 20251114000443  
Recorded Date/Time: November 14, 2025 11:32 AM  
User: Kevin T  
Station: CC123.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.