

**MANAGEMENT CERTIFICATE
FOR
BAYSIDE TOWNHOME ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Bayside Townhome Association, 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: Bayside Townhomes.
2. The name of the Association: Bayside Townhome Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

 Bayside Townhome HOA
 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
 Closing Fees : Equal to Eight (8) months assessments:
 Four (4) months for working capital
 Four (4) months for insurance fee.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

BAYSIDE TOWNHOME 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 3rd day of March, 2025, by Beverly Coghlan, Agent for the Association of BAYSIDE TOWNHOME ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

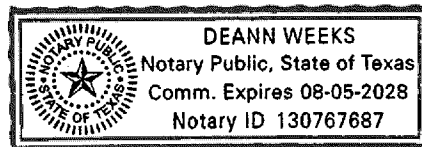


EXHIBIT A

Document	Recording Information
Bayside Townhomes Plats – October 7, 2020	Document No. 202000274569
Declaration of Covenants, Conditions, and Restrictions for Bayside Townhome Association – December 1, 2020	Document No. 202000331779

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

Instrument Number: 202500042483

eRecording - Real Property

Recorded On: March 03, 2025 03:19 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: 202500042483
Receipt Number: 20250303000547
Recorded Date/Time: March 03, 2025 03:19 PM
User: Hilga R
Station: CC132.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 "JF Warren".