



3 pgs

202310397

MANAGEMENT CERT

**MANAGEMENT CERTIFICATE  
FOR  
TRINITY RANCH RESIDENTIAL COMMUNITY, INC.**

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

The undersigned, being the Managing Agent of Trinity Ranch 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: Trinity Ranch.
2.     The name of the Association: Trinity Ranch Residential Community, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                  Trinity Ranch 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:        12 months assessments.

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.

**TRINITY RANCH 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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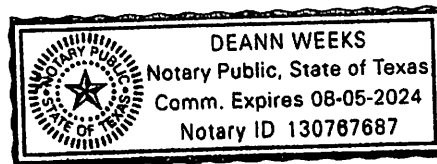
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 12<sup>th</sup> day of June, 2023, by Beverly Coghlan, Agent for the Association of TRINITY RANCH RESIDENTIAL COMMUNITY, 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>
Trinity Ranch Phase 1, Sec 1 – December 28, 2022	Document No.7/238A-238B
Trinity Ranch Phase 1, Sec 2 – December 28, 2022	Document No.7/236B, 237A-237B
Declaration of Covenants, Conditions and Restrictions for Trinity Ranch Residential Community, Inc. – October 20, 2022	Document No. 202222228

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**



CAMERONFLORES

*Krista Bartsch*

KRISTA BARTSCH, County Clerk

Bastrop Texas

July 12, 2023 04:46:43 PM

FEE: \$34.00

MANAGEMENT CERT

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