

**MANAGEMENT CERTIFICATE  
FOR  
PROSPER-PARKSIDE HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Prosper-Parkside 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: Parkside.
2.     The name of the Association: Prosper-Parkside Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Prosper-Parkside 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.

**PROSPER-PARKSIDE 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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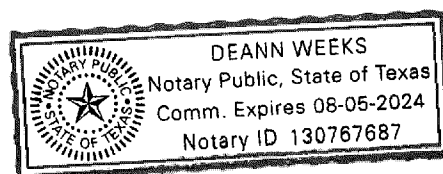
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 30 day of November, 20 23, by Beverly Coghlan, Agent for the Association of PROSPER-PARKSIDE 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>
Parkside [Plat] – August 28, 2017	Document No. 20170828010004150 (79.433)
Declaration of Covenants, Conditions and Restrictions for Prosper-Parkside Homeowners Association, Inc – September 19, 2017	Document No. 20170919001257270
First Amendment to Declaration – June 04, 2018	Document No. 20180604000683780
First Amendment to Declaration – June 08, 2018	Document No. 20180608000708800
Second Amendment to Declaration – February 24, 2020	Document No. 20200224000254030
Third Amendment to Declaration – June 26, 2020	Document No. 20200626000979480
Third Amendment to Declaration – August 11, 2020	Document No. 20200811001298060
Fourth Amendment to Declaration – September 24, 2020	Document No. 20200924001633770

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000137192

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 01, 2023 09:31 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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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: 2023000137192  
Receipt Number: 20231201000015  
Recorded Date/Time: December 01, 2023 09:31 AM  
User: Dwayne K  
Station: Station 11

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX