

Denton County
Juli Luke
County Clerk

Instrument Number: 18176

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: February 23, 2024 09:17 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 18176
Receipt Number: 20240223000119
Recorded Date/Time: February 23, 2024 09:17 AM
User: Calinda B
Station: Station 20

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
CALLOWAY TRAILS
HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS
COUNTY OF DENTON

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Calloway Trails Homeowners Association, Inc.**

1. The name of the subdivision is Calloway Trails.
2. The name of the association is Calloway Trails Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Calloway Trails

Plat recorded on June 16, 2020, under Instrument No. 2020-194, Real Property Records, Denton County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Calloway Trails, recorded on July 16, 2020, under Instrument No. 2020-102861 of the Real Property Records of Denton County, Texas.

First Amendment to the Declaration of Covenants, Conditions, and Restrictions for Calloway Trails, recorded on September 4, 2020, under Instrument No. 2020-138052 of the Real Property Records of Denton County, Texas.

Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Calloway Trails, recorded on September 24, 2020, under Instrument No. 2020-150867 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Calloway Trails Homeowners Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002

6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548 Email: managementcertificate@nmitx.com.

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.
8. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital Reserves:	\$500.00.
9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 22 day of February, 2024

**CALLOWAY TRAILS HOMEOWNERS ASSOCIATION,
INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

Title: Agent for HOA

ACKNOWLEDGMENT

STATE OF TEXAS

၁၁၁

3

COUNTY OF COLLIN

2

This instrument was acknowledged before me on the 22 day of February, 2024, by Beverly Coghlan, Agent for the Association of Calloway Trails Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

