

**MANAGEMENT CERTIFICATE  
FOR  
RESERVE AT BLUFFVIEW HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Reserve at Bluffview 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: Reserve at Bluffview
2.     The name of the Association: Reserve at Bluffview Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:
5.                 Reserve at Bluffview Homeowners Association, Inc.  
                      c/o Neighborhood Management Inc  
                      1024 S Greenville Ave, Suite 230  
                      Allen, TX. 75002
6.     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
7.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8.     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 :	\$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**RESERVE AT BLUFFVIEW 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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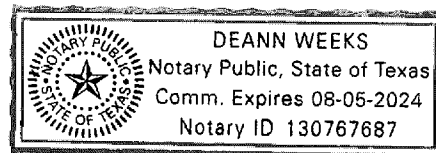
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 6<sup>th</sup> day of October, 2023, by Beverly Coghlan, Agent for the Association of Reserve at Bluffview 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>
GRBK Bluffview Addition Plat June 7, 2019	Document No. 201900147196
Declaration of Covenants, Conditions and Restrictions June 9, 2020	Document No. 202000143173

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

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**Instrument Number:** 202300205396

eRecording - Real Property

Recorded On: October 06, 2023 02:48 PM

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: 202300205396  
Receipt Number: 20231006000727  
Recorded Date/Time: October 06, 2023 02:48 PM  
User: Lynn G  
Station: Cc147

**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", located to the right of the printed name and title.