

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
ENCLAVE AT NORTHGATE HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of Enclave at Northgate Homeowners Association, Inc., a Texas non-profit corporation ("the Association").

**WITNESSETH:**

WHEREAS, Meritage Homes of Texas, LLC, a Texas limited liability company, as Declarant, previously executed that certain Declaration of Covenants, Conditions and Restrictions for the Enclave at Northgate, and filed it under Instrument No. 201700238131 in the Official Public Records of Dallas County, Texas (the "Declaration"), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies that as follows on behalf of the Association:

1.    Name of the Subdivision: The name of the subdivision subject to the Declaration is  
The Enclave at Northgate.
2.    Name and Mailing Address of the Association: The name of the Association is  
Enclave at Northgate Homeowners' Association, Inc., and its mailing address is c/o  
Neighborhood Management, Inc. 1024 S. Greenville Ave., Suite 230, Allen, TX  
75002.
3.    Recording Data for the Subdivision: The recording data for the subdivision is  
recorded under Instrument No. 201700183060 in the Official Map/Plat Records of  
Dallas County, Texas.
4.    Recording Data for the Declaration: The recording data for the Declaration is recorded  
under Instrument No. 201700238131, along with any additional amendments thereof  
or supplements thereto recorded in the Official Public Records of Dallas County,  
Texas.
5.    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: The Association's website may be found at <https://neighborhoodmanagement.com>
7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Street Capitalization Reserve Fee:	\$200.00
Working Capital:	\$250.00.
8. 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, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

**ASSOCIATION:**

**ENCLAVE AT NORTHGATE HOMEOWNERS ASSOCIATION,  
INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 

Name: Beverly Coghlan

STATE OF TEXAS

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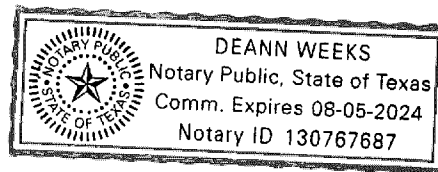
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 29<sup>th</sup> day of April, 2024, by Beverly Coghlan, Agent for the Association of ENCLAVE AT NORTHGATE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



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

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**Instrument Number:** 202400085095

eRecording - Real Property

**Recorded On:** April 29, 2024 02:39 PM

**Number of Pages:** 4

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

**Total Recording:** \$33.00

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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:** 202400085095  
**Receipt Number:** 20240429000791  
**Recorded Date/Time:** April 29, 2024 02:39 PM  
**User:** Vickey J  
**Station:** Cc131

**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.