

**MANAGEMENT CERTIFICATE
OF
VILLAS AT CHAPARRAL RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Villas at Chaparral Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Villas at Chaparral.
2. The name of the Association: Villas at Chaparral Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Villas at Chaparral Residential Community, recorded as Document No. 20220314000406080 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Villas at Chaparral Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Villas at Chaparral Residential Community, Inc., c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn.:
Attn.:	Beverly Coghlan
Telephone Number:	(972) 359-1548 x128
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$750.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee \$75.00

Resale Updates: Free up to 14 days. Update from 14 to 180 days - \$100.00 + \$5.00
Homewise Fee.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**VILLAS AT CHAPARRAL RESIDENTIAL COMMUNITY,
INC.,**

a Texas nonprofit corporation

By: 

Name: Michael Smith

Title: Vice President

STATE OF TEXAS

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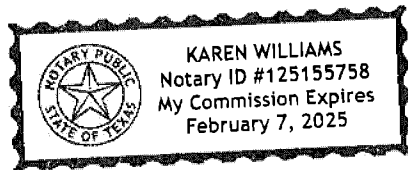
COUNTY OF Dallas

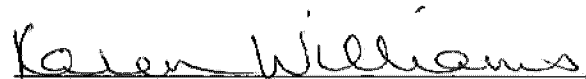
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This instrument was acknowledged before me on the 11 day of March, 2021, by Michael Smith, the Vice President of Villas at Chaparral Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)





Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Villas at Chaparral, recorded as Document No. 20220314000406080, in the Official Public Records of Collin County, Texas.
2. Villas at Chaparral Community Manual, recorded as Document No. 20220315000413160 in the Official Public Records of Collin County, Texas.
3. Villas at Chaparral Adoption of Working Capital Assessment, recorded as Document No. 2022000167604, in the Official Public Records of Collin County, Texas.

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

Instrument Number: 2022000167737

eRecording - Real Property

CERTIFICATE

Recorded On: November 21, 2022 02:51 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 2022000167737
Receipt Number: 20221121000479
Recorded Date/Time: November 21, 2022 02:51 PM
User: Shannon C
Station: cck100

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

