

**MANAGEMENT CERTIFICATE  
OF  
MUSTANG SQUARE RESIDENTIAL ASSOCIATION, INC.**

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

1. The name of the residential subdivision: Mustang Square.
2. The name of the Mustang Square Association: Mustang Square Residential Association, Inc., a Texas nonprofit corporation.
3. The recording data for the residential subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Mustang Square, recorded as Document No. 2022000153779 in the Official Public Records of Collin County, Texas, as amended from time to time (the "**Master Declaration**"), and to that certain Development Area Declaration for Mustang Square [Residential], recorded in Document No. 2025000032735, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Development Area Declaration**").
4. The recording data for the Master Declaration and any amendments to the Master Declaration, and the Development Area Declaration and any amendments to the Development Area Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Mustang Square Association: Mustang Square Residential Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002, Attn: Beverly Coghlan.
6. The name, mailing address, telephone number, and email address of the person managing the Mustang Square Association:
 

|                   |  |
|-------------------|--|
| Name:             | Mustang Square Residential Association, Inc.<br>c/o Neighborhood Management, Inc., |
| Mailing Address:  | 1024 S. Greenville Ave., Suite 230,<br>Allen, Texas 75002                          |
| Attn:             | Beverly Coghlan  |
| Telephone Number: | 972-359-1548   |
| Email Address:    | <u>managementcertificate@nmitx.com</u>   |
7. Website to access the Mustang Square Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>

8. Amount and description of fees related to property transfer in the residential subdivision: The Mustang Square Association fees are in the following amounts:

Working Capital Assessment - \$500.00 (New Home Owner only)

Transfer Fee - \$275

Resale Certificate Fee - \$375

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

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 20th day of March, 2025.

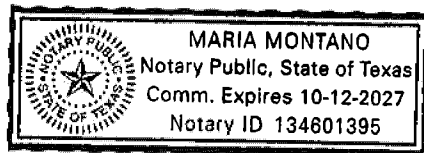
**MUSTANG SQUARE RESIDENTIAL ASSOCIATION,  
INC.,** a Texas nonprofit corporation

By: Caleb Lee  
Printed Name: Caleb Lee  
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF Dallas   §

This instrument was acknowledged before me on the 19th day of March, 2025, by Caleb Lee, President of MUSTANG SQUARE RESIDENTIAL ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Maria Montano  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
600 W. 5th Street, Suite 900  
Austin, TX 78701  
Email: rburton@winstead.com

ATTACHMENT 1

1. Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Mustang Square, recorded as Document No. 2022000153779 in the Official Public Records of Collin County, Texas.
2. Memorandum of Agreement, recorded as Document No. 2025000032401 in the Official Public Records of Collen County, Texas.
3. Partial Assignment of Declarant's Rights, recorded as Document No. 202500003252 in the Official Public Records of Collen County, Texas
4. Development Area Declaration for Mustang Square [Residential], recorded in Document No. 2025000032568, Official Public Records of Collin County, Texas, as the same may be amended from time to time.
5. Notice of Applicability of Development Area Declaration for Mustang Square [Residential], recorded as Document No. 2025000032735 in the Official Public Records of Collen County, Texas.
6. Mustang Square Community Manual [Residential], recorded in Document No. 2025000032777, Official Public Records of Collin County, Texas, as same may be amended and supplemented from time to time.
7. Mustang Square Adoption of Working Capital Assessment [Residential], recorded in Document No. 2025000032787, Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2025000032935

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 21, 2025 09:18 AM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 2025000032935  
Receipt Number: 20250321000031  
Recorded Date/Time: March 21, 2025 09:18 AM  
User: Devon O  
Station: Workstation cck165

**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