

**Grayson County  
Deana Patterson  
County Clerk  
Sherman, TX 75090**

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**Instrument Number:** 2023 - 2087

ERecordings-RP

**Recorded On:** January 24, 2023 01:33 PM

**Number of Pages:** 4

**Parties:** CHAPEL CREEK FARMS HOMEOWNERS ASSOCIATION INC

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

**Total Recording:** \$24.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described Document  
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**File Information:**

**Document Number:** 2087  
**Receipt Number:** 20230124000086  
**Recorded Date/Time:** January 24, 2023 01:33 PM  
**User:** Kenady P  
**Station:** CC007

**Record and Return To:**

Simplifile  
100 W. Houston Ste. 17  
  
Sherman TX 75090



**STATE OF TEXAS  
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson  
County Clerk  
Grayson County, TX

**MANAGEMENT CERTIFICATE AMENDED  
FOR CHAPEL CREEK FARMS  
HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Chapel Creek Farms Homeowners Association, 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: Chapel Creek Farms.
2.     The name of the Association: Chapel Creek Farms Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Chapel Creek Farms HOA  
c/o Neighborhood Management Inc  
1024 S Greenville Ave, Suite 230  
Allen, TX. 75002

5.     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

6.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7.     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
Updated Resale Certificate:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$2,000.00

For all resale and refinance information, please go to <https://www.homewisedocs.com>

[ACKNOWLEDGEMENT PAGE FOLLOWS]

## ACKNOWLEDGEMENT

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

**CHAPEL CREEK FARMS 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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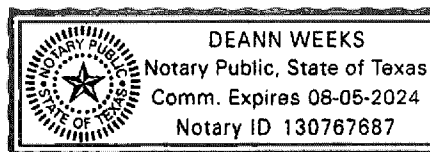
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 23<sup>rd</sup> day of January, 2023, by Beverly Coghlan, Agent for the Association of 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>
Chapel Creek Farms Minor Plat – February 20, 2018	Document No.2018-20
Chapel Creek Farms Phase III – May 31, 2018	Document No.2018-69
Chapel Creek Farms Phase II – May 31, 2018	Document No.2018-70
Final Plat of The Enclave at Chapel Creek Farms – February 26, 2019	Document No.2019-30
Declaration of Covenants, Conditions and Restrictions for Chapel Creek Farms – May 11, 2018	Document No.2018-10606
First Amendment to Amendment to the Declaration of Covenants, Conditions and Restrictions for Chapel Creek Farms – April 4, 2019	Document No. 2019-7065
Supplemental Declaration – Annexation – April 18, 2019	Document No.2019-8691
Second Amendment to Declaration – May 21, 2019	Document No.2019-11732
Third Amendment to Declaration – August 27, 2020	Document No.2020-22637
Supplemental Declaration – Annexation for Enclave – August 27, 2020	Document No.2020-22624
Fourth Amendment to Declaration – March 4, 2022	Document No.2022-15378