

**MANAGEMENT CERTIFICATE
FOR
TRAIL CREEK OWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Trail Creek Owners 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: Trails at Cottonwood Creek.
2. The name of the Association: Trail Creek Owners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Trail Creek Owners Association, Inc.
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
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Single Family Detached Initiation Fee:	\$1300.00
(Common Area)	
Townhome Attached Fees:	
Initiation Fee (Common Area)	\$1300.00
Initiation Fee	\$1000.00
Insurance Fee	\$1500.00.

ACKNOWLEDGEMENT

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

TRAIL CREEK OWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 11th day of July, 2025, by Beverly Coghlan, Agent for the Association of TRAIL CREEK OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

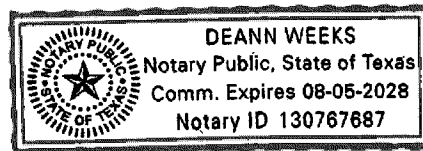


EXHIBIT A

Document	Recording Information
Trails at Cottonwood Creek Phase 1 – March 13, 2024	Document No. 202400050327
Declaration of Covenants, Conditions and Restrictions for Trail Creek Owners Association, Inc. – December 18, 2023	Document No. 202300252740
First Amendment to Declaration – January 29, 2024	Document No. 202400017799

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

Instrument Number: 202500144538

eRecording - Real Property

Recorded On: July 14, 2025 08:06 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500144538
Receipt Number: 20250711000350
Recorded Date/Time: July 14, 2025 08:06 AM
User: Kathleen M
Station: Cc140

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