

**Kaufman County  
Laura Hughes  
County Clerk**

**Instrument Number: 2025-0024669**

Billable Pages: 3  
Number of Pages: 4

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 08/08/2025 at 12:19 PM  <b>Document Number:</b> <u>2025-0024669</u>  <b>Receipt No:</b> <u>25-22210</u>  <b>Amount:</b> \$ <u>33.00</u>  <b>Vol/Pg:</b> <u>V:9087 P:396</u>	E-RECORDING



**STATE OF TEXAS  
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton, Deputy

**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.**

**Record and Return To:**

NEIGHBORHOOD MANAGEMENT, INC  
1024 S. GREENVILLE AVENUE, SUI  
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE  
FOR  
CARTWRIGHT MAYS COMMUNITY ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Cartwright Mays Community 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: Cartwright Mays.
2.     The name of the Association: Cartwright Mays Community Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Cartwright Mays Community 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  
Working Capital:        \$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**CARTWRIGHT MAYS COMMUNITY  
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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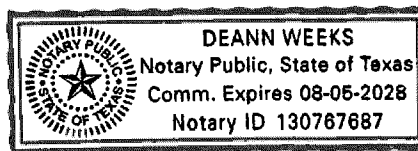
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COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 8<sup>th</sup> day of August, 2025, by Beverly Coghlan, Agent for the Association of CARTWRIGHT MAYS COMMUNITY 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
Final Plat – Phase 1: 205 residential lots – June 25, 2025	Document No. 2025-0019710
Declaration of Covenants, Conditions and Restrictions for Cartwright Mays Community Association, Inc. – July 3, 2025	Document No. 2025-0020909