

**Denton County
Juli Luke
County Clerk**

Instrument Number: 44113

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: April 29, 2024 01:52 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 44113
Receipt Number: 20240429000504
Recorded Date/Time: April 29, 2024 01:52 PM
User: Kraig T
Station: Station 21

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
EVERS WAY OWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of Evers Way Owners Association, Inc., a Texas non-profit corporation ("the Association").

W I T N E S S E T H:

WHEREAS D.R. Horton – Texas Ltd., a Texas limited partnership, as Declarant, previously executed that certain Declaration of Covenants, Conditions and Restrictions for Evers Way, and filed it under Instrument No. 2019-38630 in the Official Public Records of Denton County, Texas (the "Declaration"), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies that as follows on behalf of the Association:

1. Name of the Subdivision: The name of the Subdivision subject to the Declaration is Evers Way.
2. Name and Mailing Address of the Association: The name of the Association is Evers Way Owners' Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision: The recording data for the subdivision is recorded under Instrument No. 2018-189 in the Official Map/Plat Records of Denton County, Texas.
4. Recording Data for the Declaration. The recording data for the Declaration is recorded under Instrument No. 2019-38630 the First Amendment to the Declaration is recorded under Instrument No. 2019-59506, the Second Amendment to the Declaration is recorded under Instrument No. 2019-87584, the Third Amendment to the Declaration is recorded under Instrument No. 2019-94103, along with any additional amendments thereof or supplements thereto recorded in the Official Public Records of Denton County, Texas.
5. 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: The Association's website may be found at <https://neighborhoodmanagement.com>
7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00.
8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

ASSOCIATION:

EVERS WAY OWNERS ASSOCIATION, INC.

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 

Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 29 day of April, 2024, by Beverly Coghlan, Managing Agent for Evers Way Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

