

**MANAGEMENT CERTIFICATE
OF
STRATTON PLACE RESIDENTIAL COMMUNITY, INC.**

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

1. The name of the subdivision: Stratton Place.
2. The name of the Association: Stratton Place Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Hunt County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Stratton Place, recorded under Document No. 2023-05914 in the Official Public Records of Hunt County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Stratton Place Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn.:	Jenn Barnes-Callahan
Telephone Number::	(972) 359-1548 x143
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$450.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

Optional Inspection Fee - \$150.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

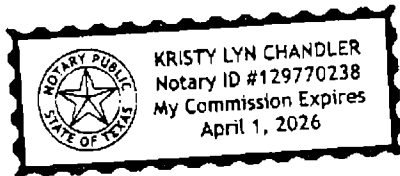
STRATTON PLACE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 38
Name: Bobby Samuel
Title: Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 15 day of March, 2023 by Bobby Samuel, the Vice President of Stratton Place Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



K Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Stratton Place, recorded under Document No. 2023-05914 in the Official Public Records of Hunt County, Texas.
2. Stratton Place Community Manual, recorded under Document No. 2023-05924 in the Official Public Records of Hunt County, Texas.
3. Stratton Place Adoption of Working Capital Assessment, recorded under Document No. 2023-06063 in the Official Public Records of Hunt County, Texas.

ATTACHMENT 1

STRATTON PLACE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas

2023-06082

04/03/2023 12:05:04 PM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk
Hunt, TX