

Denton County
Juli Luke
County Clerk

Instrument Number: 128388

ERecordings-RP

CERTIFICATE

Recorded On: November 14, 2025 11:21 AM

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: 128388
Receipt Number: 20251114000310
Recorded Date/Time: November 14, 2025 11:21 AM
User: Brooke M
Station: Station 36

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

**MANAGEMENT CERTIFICATE
FOR
TERRA VELLA RESIDENTIAL COMMUNITY, INC.**

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

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

Terra Vella Residential Community, 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

**TERRA VELLA RESIDENTIAL COMMUNITY,
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 14th day of November, 2025, by Beverly Coghlan, Agent for the Association of TERRA VELLA RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

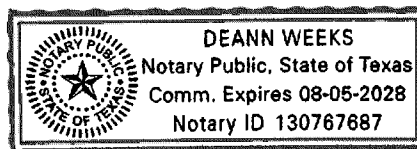


EXHIBIT A

Document	Recording Information
Plats: Final Plat of Terra Vella, City of Fort Worth, Denton County, Texas – September 29, 2025	Document No. 2025-397
Final Plat of Terra Vella, City of Fort Worth, - August 11, 2025	Document No. 2025-319
Restrictions: Declarant Removal and Appointment of Directors and Officers Terra Vella Residential Community, Inc – October 13, 2025	Document No. 115199
Special Warranty Deed – December 16, 2021	Document No. 2021-227988
Development Area Declaration (Residential) – February 19, 2025	Document No. 2025-16455
Terra Vella Community Manual - February 19, 2025	Document No. 2025-16530
Master Covenant (Residential) for Terra Vella Residential Community, Inc. – February 19, 2025	Document No. 2025-16236
Adoption of Working Capital Assessment – February 19, 2025	Document No. 2025-16532