

**AFTER RECORDING RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

STATE OF TEXAS           §  
                                     §  
COUNTY OF COLLIN       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
SABINE PARK HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SABINE PARK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, Plano Sabine 12, LP, a Texas limited partnership, as Declarant, previously executed that certain Declaration of Covenants, Conditions and Restrictions for Sabine Park Estates, filed as Instrument No. 20160728000973700 in the Official Public Records of Collin 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 the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1.     **Name of the Subdivision**. The name of the subdivision subject to the Declaration is Sabine Park.
2.     **Name and Mailing Address of the Association**. The name of the Association is Sabine Park Homeowners Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002.
3.     **Recording Data for the Subdivision**. The recording data for the subdivision is recorded under Instrument No. 201608170003330, including replat recorded under Instrument 20181128010005420, in the Official Map/Plat Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The Declaration data for the Declaration is recorded under Instrument No. 20160728000973700 along with any additional amendments thereof or supplements thereto recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

6. **Website.** The Association's website may be found at <https://neighborhoodmanagement.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$375.00 as resale certificate fee; (ii) \$250.00 transfer fee; (iii) \$1,000.00 working capital fee/reserve contribution; and (iv) optional property inspection fee of \$150.00.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via <https://neighborhoodmanagement.com> or [www.homewisedocs.com](http://www.homewisedocs.com). The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Neighborhood Management, Inc. office, located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**SABINE PARK  
HOMEOWNERS ASSOCIATION, INC.  
a Texas non-profit corporation**

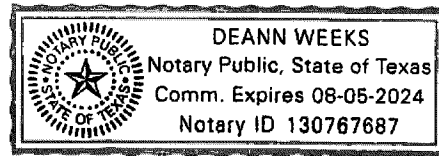
By: Neighborhood Management, Inc.  
Its: Managing Agent

By:   
Beverly Coghlan, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 22<sup>nd</sup> day of December, 2021, by Beverly Coghlan, Community Manager at Neighborhood Management, Inc., the Managing Agent of Sabine Park Homeowners Association, Inc., a Texas non-profit corporation.

Deann Weeks  
Notary Public, State of Texas



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/28/2021 05:57:58 PM  
\$34.00 MMCQUEEN  
20211228002603930

Stacey Kemp