

**MANAGEMENT CERTIFICATE
OF
NICHOLSON RANCH RESIDENTIAL COMMUNITY, INC.**

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

1. The name of the subdivision: Nicholson Ranch.
2. The name of the Association: Nicholson Ranch Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Nicholson Ranch, recorded under Document No. 2025000130053 in the Official Public Records of Collin 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: Nicholson Ranch Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Avenue, 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 Avenue, Suite 230, Allen, Texas 75002
Attn.:	Beverly Coghlan
Telephone Number:	972-359-1548
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 - \$500.00

Transfer Fee - \$250.00

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NICHOLSON RANCH RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Resale Certificate - \$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.

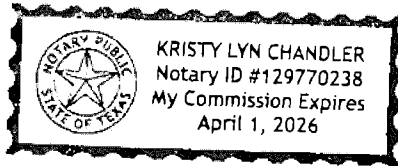
NICHOLSON RANCH RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Bobby Samuel
Title: Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 15 day of September, 2025 by Bobby Samuel, the Vice President of Nicholson Ranch Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Nicholson Ranch, recorded under Document No. 2025000130053, in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
2. Nicholson Ranch Community Manual, recorded as Document No. 2025000130082 in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
3. Nicholson Ranch Adoption of Working Capital Assessment, recorded as Document No. 2025000130075 in the Official Public Records of Collin County, Texas.
4. Nicholson Ranch Notice of Plat Recordation [Phase 1], recorded as Document No. 2025000130417 in the Official Public Records of Collin County, Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000130592

eRecording - Real Property

CERTIFICATE

Recorded On: October 09, 2025 03:26 PM

Number of Pages: 5

" 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: 2025000130592
Receipt Number: 20251009000480
Recorded Date/Time: October 09, 2025 03:26 PM
User: Christopher J
Station: cck055

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX