

**MANAGEMENT CERTIFICATE
FOR
WOODBERRY ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Woodberry Estates Homeowners Association, 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: Woodberry Estates
2. The name of the Association: Woodberry Estates Homeowners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association:

Woodberry Estates Homeowners Association, 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>

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.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**WOODBERRY ESTATES HOMEOWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:

Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26 day of March, 2024, by Beverly Coghlan, Agent for the Association of WOODBERRY ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

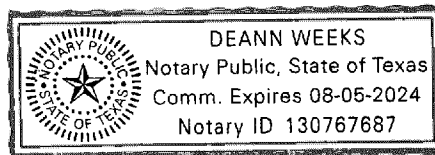


EXHIBIT A

Document	Recording Information
Woodberry Estates Vol. J Page 953 Oct 6, 1997	Document No 19971006000847430
Declaration of Covenants, Conditions and Restrictions for Woodberry Estates Oct. 6, 1997	Document No 19971006000847440.
First Amendment to Declaration of Covenants, Conditions and Restrictions for Woodberry Estates - August 5, 1998	Document No 19980805000849830
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Woodberry Estates – May 7, 1999	Document No 19990507000575950
Third Amendment to Declaration of Covenants, Conditions and Restrictions for Woodberry Estates – November 30, 1999	Document No 19991130001445230

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

Instrument Number: 2024000034676

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 27, 2024 08:29 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000034676

Receipt Number: 20240327000017

Recorded Date/Time: March 27, 2024 08:29 AM

User: Patricia B

Station: Station 2

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