Denton County
Juli Luke
County Clerk

Instrument Number: 74372

ERecordings-RP

MISCELLANEOUS

Recorded On: July 14, 2023 11:19 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $38.00

********** **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:	74372
Receipt Number:	20230714000250
Recorded Date/Time:	July 14, 2023 11:19 AM
User:	Kraig T
Station:	Station 21

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
BARTONVILLE EAGLE RIDGE HOME OWNERS ASSOCIATION

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

The undersigned, being the Managing Agent of Bartonville Eagle Ridge Home Owners Association, 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: Eagle Ridge.

2. The name of the Association: Bartonville Eagle Ridge Home Owners Association.

3. The recording data for the subdivision: See Exhibit A.

4. The name and mailing address of the Association:

   Bartonville Eagle Ridge Home Owners Association
   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:	3 months assessments.

For all resale and refinance information, please go to https://www.homewisedocs.com

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

BARTONVILLE EAGLE RIDGE HOME OWNERS ASSOCIATION
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 13th day of July, 2023, by Beverly Coghlan, Agent for the Association of BARTONVILLE EAGLE RIDGE HOME OWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

DEANN WEEKS
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 130767687

EXHIBIT A

Document	Recording Information
Eagle Ridge Addition Plat – February 02, 2022	Document No. 2022-35/36
Eagle Ridge Addition Plat Amendment – May 24, 2023	Document No. 2023-169
Declaration of Covenants, Conditions and Restrictions for Bartonville Eagle Ridge Home Owners Association, Inc. – November 30, 2022	Document No. 2022-163543
First Amendment to Declaration – April 10, 2023	Document No.2023-35243