

Denton County
Juli Luke
County Clerk

Instrument Number: 22993

ERecordings-RP

MISCELLANEOUS

Recorded On: March 05, 2024 12:08 PM

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: 22993
Receipt Number: 20240305000330
Recorded Date/Time: March 05, 2024 12:08 PM
User: Denise W
Station: Station 18

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

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TRAILS AT ARBOR HILLS HOMEOWNERS ASSOCIATION, INC.**

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

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of the Trails At Arbor Hills Homeowners Association, Inc., a Texas non-profit corporation ("the Association").

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions of Trails At Arbor Hills, was filed on September 22, 2017, and recorded as Instrument No. 2017-117440 in the Official Public Records of Denton County, Texas (the "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 Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1. Name of the Subdivision: The name of the subdivision which is subject to the Declaration is Trails At Arbor Hills.
2. Name and Mailing Address of the Association: The name of the Association is Trails At Arbor Hills Homeowners' Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision: The recording data for the subdivision plat is Instrument No. 2017-416 in the Map or Plat Records of Denton County, Texas.
4. Recording Data for the Declaration. The recording data for the Declaration is Instrument No. 2017-117440 in the Official Public Records of Denton, County, Texas.

5. 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: The Association's website may be found at <https://neighborhoodmanagement.com>
7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Working Capital:	\$250.00.
8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**TRAILS AT ARBOR HILLS HOMEOWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 

Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

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This instrument was acknowledged before me on the 5 day of March, 2024, by Beverly Coghlan, Agent for the Association of TRAILS AT ARBOR HILLS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas

