

STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

**PROPERTY OWNERS ASSOCIATION
 MANAGEMENT CERTIFICATE
 FOR
 ALLEN CYPRESS MEADOWS HOMEOWNERS ASSOCIATION, INC.**

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

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Cypress Meadows (the "Declaration"), is filed as Instrument No. 20131008001397010 *et. seq.*, of the Official Public Records of Collin County, Texas, 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 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:** Cypress Meadows Phase 1; Cypress Meadows Phase 2; and that certain Minor Replat for Cypress Meadows Phase 1, Lots 10- 17, Block A.
2. **Name and Mailing Address of the Association:** Allen Cypress Meadows Homeowners' Association, Inc., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. **Recording Data for the Subdivision:** The recording data for the subdivision is Cypress Meadows Phase 1, an Addition to the City of Allen, Collin County, Texas, according to the Plat recorded as Instrument No. 2013008010002940, along with that certain Cypress Meadows Phase 2, filed as Instrument No. 20150903010003190 of the Official Map/Plat Records of Collin County, Texas; and the Minor Replat for Cypress Meadows Phase 1, Lots 10-17, Block A, filed as Instrument No. 20140321010000900 of the Official Map/Plat Records of Collin County, Texas.
4. **Recording Data for the Declaration.** The Declaration is filed as Instrument No. 20131008001397010 *et. seq.*, and recorded in the Official Public Records of Collin, County, Texas; and is amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Cypress Meadows, filed as instrument No. 20140819000890090 and recorded in the Official Public Records of Collin County, Texas; and that certain Supplemental Declaration for Cypress Meadows, Phase 2, filed as Instrument No. 20151124001479770, and 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:**

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
Optional Inspection Fee:	\$150.00.

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.

ASSOCIATION:

**ALLEN CYPRESS MEADOWS HOMEOWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 

Name: Beverly Coghlan, President

STATE OF TEXAS


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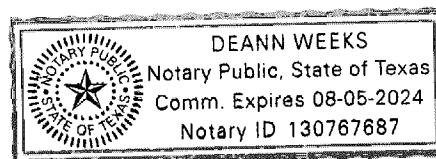
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 14th day of December, 2023, by Beverly Coghlan, President at Neighborhood Management, Inc. the Managing Agent of Allen Cypress Meadows Homeowners Association, Inc., a Texas nonprofit corporation.



Notary Public Signature, State of Texas



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

Instrument Number: 2023000142284

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 14, 2023 02:35 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2023000142284
Receipt Number: 20231214000401
Recorded Date/Time: December 14, 2023 02:35 PM
User: Kim D
Station: Workstation cck024

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

