

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 2491

ERecordings-RP

MISCELLANEOUS

Recorded On: January 09, 2024 10:26 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$37.00

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\*\*\*\*\* 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: 2491  
Receipt Number: 20240109000176  
Recorded Date/Time: January 09, 2024 10:26 AM  
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  
MAGNOLIA COURT**

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON       §

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Homeowners' Association of Magnolia Court in Flower Mound, Inc.**

1. The name of the subdivision is Magnolia Court.
2. The name of the association is Homeowners' Association of Magnolia Court in Flower Mound, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Magnolia Court

Recording Data

Plat recorded on June 11, 2020, under Instrument No. 2020-188, Real Property Records, Denton County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Magnolia Court, recorded on July 13, 2020, under Instrument No. 2020-9997 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Homeowners' Association of Magnolia Court in  
Flower Mound, Inc.  
c/o Neighborhood Management, Inc.  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002

6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:

Beverly Coghlan  
Neighborhood Management, Inc.  
1024 S. Greenville, Suite 230  
Allen, Texas 75002  
Telephone: 972-359-1548 Email: [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

7. The website address of any Internet website on which the association's dedicatory instruments

are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.

8. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$600.00.

9. 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, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 9<sup>th</sup> day of January, 2024

**HOMEOWNERS' ASSOCIATION OF MAGNOLIA  
COURT IN FLOWER MOUND, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

Title: Agent for HOA

**ACKNOWLEDGMENT**

STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 9<sup>th</sup> day of January, 2024, by Beverly Coghlan, Managing Agent of Homeowners' Association of Magnolia Court in Flower Mound, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

