

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2023 - 33291

ERecordings-RP

Recorded On: December 20, 2023 08:05 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$24.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 33291
Receipt Number: 20231220000001
Recorded Date/Time: December 20, 2023 08:05 AM
User: Linda D
Station: CC18

Record and Return To:

CSC Global
100 W. Houston Ste. 17

SHERMAN TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

ESTATES AT BAKER PARK COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
 COUNTY OF GRAYSON §

The undersigned, being the Managing Agent for Estates at Baker Park Community Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the “*Association*”), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Estates at Baker Park.
2. Name of Association: The name of the Association is Estates at Baker Park Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Estates at Baker Park, Phase 1, a subdivision in Grayson County, Texas, according to the map or plat thereof recorded under Document No. 2023-237 of the Official Public Records of Grayson County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions, and Restrictions for Estates at Baker Park, Grayson County Clerk’s File No. 2023-32506.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Estates at Baker Park Community Association, Inc. c/o Neighborhood Management, Inc., 1024 S Greenville, Ste. 230, Allen, Texas 75002.
6. Contact Information for the Association’s Designated Representative: The contact information of the designated representative of the Association is: Neighborhood Management, Inc.; Address: 1024 S Greenville, Ste. 230, Allen, Texas 75002; Phone Number: 972-359-1548; Email Address: nmi@neighborhoodmanagement.com.
7. Association Website: The Association’s Dedicatory Instruments are available to Members online at: <https://neighborhoodmanagement.com/>

8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Fee	Description
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Transfer Fee	\$250.00
Refinance Fee	\$150.00
Rush Fee (5 day)	\$60.00
Rush Fee (3 day)	\$85.00
Rush Fee (1 day)	\$120.00
Capitalization Fee	\$500.00

[SIGNATURE PAGE FOLLOWS]

Executed on this 19th day of December, 2023.

ESTATES AT BAKER PARK COMMUNITY
ASSOCIATION, INC.

By: Neighborhood Management, Inc.,
Managing Agent

By: Beverly Coghlan
Printed: BEVERLY COGHLAN
Its: Agent for NMA

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 19th day of December, 2023 personally appeared Beverly Coghlan, the owner/president of Neighborhood Management, Inc., Managing Agent for Estates at Baker Park Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Deann Weeks
Notary Public in and for the State of Texas

