

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 93303

ERecordings-RP

CERTIFICATE

Recorded On: August 30, 2023 09:39 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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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: 93303  
Receipt Number: 20230830000067  
Recorded Date/Time: August 30, 2023 09:39 AM  
User: TJ D  
Station: Station 29

**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  
AVONDALE COMMUNITY ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Avondale Community Association, Inc., 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: Avondale.
2.     The name of the Association: Avondale Community Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                    Avondale Community Association, Inc.  
                                    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
Acquisition Assessment:	\$250.00.

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

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

**AVONDALE COMMUNITY ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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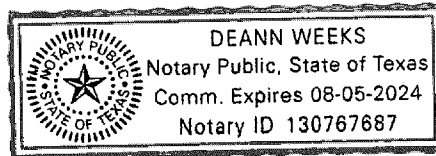
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2023, by Beverly Coghlan, Agent for the Association of AVONDALE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Avondale Phase I - Vol. 2016-Page 751 – October 28, 2016	Document No. 2016028010004410
Avondale Phase II – Vol. 2017-Page 118 – February 17, 2017	Document No. 20170217010000770
Avondale Phase II Amended – Vol. 2017-Page 1024 – December 21, 2017	Document No. 20171221010005950
Declaration of Covenants, Conditions and Restrictions for Avondale Community Association, Inc. – August 3, 2017	Document No. 20170803001034880
First Amendment to Declaration – February 6, 2023	Document No. 2023000010850