

**LYNN CREEK ESTATES HOMEOWNERS ASSOCIATION, INC.**

**MANAGEMENT CERTIFICATE**

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lynn Creek Estates
2. The name of the Association: Lynn Creek Estates Homeowners Association
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Neighborhood Management, Inc.

Attn: Beverly Coghlan

Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen TX 75002

Phone Number: 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: \$325.00

Working Capital: \$490.00

Optional Inspection Fee: \$150.00

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

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

**LYNN CREEK ESTATES HOMEOWNERS ASSOCIATION,  
INC.**

a Texas nonprofit corporation

By: Beverly Coghlan

Name: Beverly Coghlan

Title: Agent for the Association

STATE OF TEXAS

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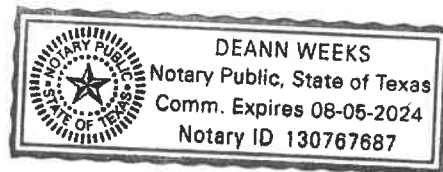
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23<sup>rd</sup> day of September, 2021, by Beverly Coghlan, Agent for the Association of LYNN CREEK ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Deann Weeks  
Notary Public Signature

**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Final Plat of Lynn Creek Estates	Document No. D220004745
Declaration of Covenants, Conditions and Restrictions – Lynn Creek Estates	Document No. D219244398

