

Denton County
Juli Luke
County Clerk

Instrument Number: 18185

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: February 23, 2024 09:27 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 18185
Receipt Number: 20240223000135
Recorded Date/Time: February 23, 2024 09:27 AM
User: Calinda B
Station: Station 20

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
TRILWOOD (FLOWER MOUND) HOA, INC.**

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

The undersigned, being the Managing Agent of Trailwood (Flower Mound) HOA, 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: Trailwood.
2. The name of the Association: Trailwood (Flower Mound) HOA, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association:

Trailwood (Flower Mound) HOA, 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 Fee:	\$1,000.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

TRAILWOOD (FLOWER MOUND) HOA, INC.

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

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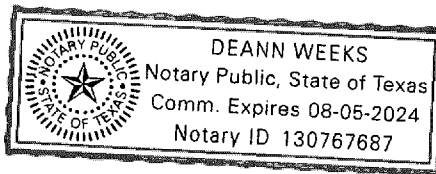
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 22 day of February, 2024, by Beverly Coghlan, Agent for the Association of TRAILWOOD (FLOWER MOUND) HOA, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



AFTER RECORDING, RETURN TO:

Neighborhood Management, Inc.
1024 S. Greenville Avenue, Suite 230
Allen, TX 75002

EXHIBIT A

Document	Recording Information
Trailwood Phase 1 Plat January 14, 2016	Document No.2016-17
Trailwood Phase 2 Plat January 7, 2021	Document No 2021-8
Declaration of Covenants, Conditions and Restrictions for Trailwood -July 14, 2017	Document No. 2017-85024
First Amendment to Declaration of Covenants, Conditions and Restrictions December 27, 2019	Document No.2019-164853
Supplemental Declaration December 8, 2021	Document No 2021-223037