

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
AMENDED FOR
WENTWORTH ESTATES**

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

The undersigned, being the Managing Agent of Wentworth Estates Residential 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: Wentworth Estates.
2. The name of the Association: Wentworth Estates Residential Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Wentworth Estates Residential 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 |
| Updated Resale Certificate Fee | \$75.00 |
| Transfer Fee: | \$250.00 |
| 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.

**WENTWORTH ESTATES RESIDENTIAL ASSOCIATION,
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: *Beverly Coghlan*
Name: Beverly Coghlan

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 13 day of December, 2023, by Beverly Coghlan, Agent for the Association of WENTWORTH ESTATES RESIDENTIAL ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

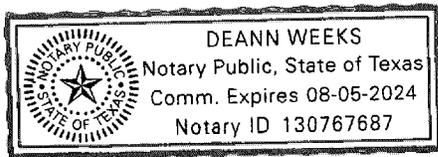


EXHIBIT A

| Document | Recording Information |
|---|--|
| Wentworth Phase 1 [Plats] – April 07, 1989 | Document No. G/550/19000101000948890 |
| Wentworth Estates, Phase II [Plats] – November 12, 1990 | Document No. H/31/19000101000957050 |
| Wentworth Estates, Phase IIIA[Plats] – December 06, 1991 | Document No. H/235/19000101000959080 |
| Declaration of Covenants, Conditions and Restrictions for Wentworth Estates Residential Association, Inc. – August 11, 1989 | Document No. 3109/11/19890811000405160 |
| Supplemental Declaration (Sec II) – November 20, 1990 | Document No. 3395/286/19901120000618450 |
| Restrictions (Ph II) – November 20, 1990 | Document No. 3395/290/19901120000618460 |
| Modification of Declaration – November 20, 1990 | Document No. 3395/295/19901120000618470 |
| Second Supplemental Declaration (Ph III) – November 21, 1991 | Document No. 3832/29/19911121000653490 |
| Restrictions (Ph III) – November 21, 1991 | Document No. 3832/34/19911121000653500 |
| Second Amendment to Declaration – May 13, 1993 | Document No. 19930513000361511 |
| Third Amendment to Declaration – December 27, 2007 | Document No. 20071227001706390 |

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000141742

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 13, 2023 01:54 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2023000141742
Receipt Number: 20231213000463
Recorded Date/Time: December 13, 2023 01:54 PM
User: Patricia B
Station: Station 5

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

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 Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX