## PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR WENTWORTH ESTATES

STATE OF TEXAS §
\$ KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Wentworth Estates Residential Association, Inc.

- 1. The name of the subdivision is Wentworth Estates.
- 2. The name of the association is Wentworth Estates Residential Association, Inc.
- 3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Wentworth Estates

Recorded January 1, 1900, under Instrument No. 19000101000948890 and on April 7, 1989 under Volume G., page 550-551, Real Property Records, Collin County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Wentworth Estates Phase 1 recorded on August 11, 1989 at Volume 3109, Page 11 of the Real Property Records of Collin County, Texas.

Declaration of Covenants, Conditions and Restrictions for Wentworth Estates Phase 2 recorded on November 20, 1991 at Volume 3395, Page 290 of the Real Property Records of Collin County, Texas.

Declaration of Covenants, Conditions and Restrictions for Wentworth Estates Phase 3 recorded on November 21, 1991 under Instrument No. 91-0065350 of the Real Property Records of Collin County, Texas.

First Modification of the Declaration of Covenants, Conditions and Restrictions for Wentworth Estates recorded on November 20, 1990 at Volume 3395, Page 295 of the Real Property Records of Collin County, Texas.

Second Modification of the Declaration of Covenants, Conditions and Restrictions for Wentworth Estates recorded on May 7, 1993 under Instrument No. 93-0036151 of the Real Property Records of Collin County, Texas.

Third Modification (Amendment) of the Declaration of Covenants, Conditions and Restrictions for Wentworth Estates recorded on December 27, 2007 under Instrument No. 20071227001706390 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Wentworth Estates Residential Association, Inc. c/o Neighborhood Management 1024 S. Greenville, Ste. 230 Allen, TX 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan Neighborhood Management, Inc. 1024 S. Greenville Avenue, Suite 230 Allen, Texas 75002

Telephone: 972-359-1548

Email: managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

## https://neighborhoodmanagement.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee \$375.00

Updated Resale Certificate Fee \$75.00

Transfer Fee \$250.00

Optional Inspection Fee \$150.00

9. Other information the association considers appropriate:

For all resale and refinance information, please go to <a href="https://www.homewisedocs.com/">https://www.homewisedocs.com/</a>

is hereby executed by its duly autho	erty Owners Association Management Certificate rized agent on this 237 day of
Wentwon a Texas n	th Estates Residential Association, Inc., on-profit corporation
By:	Bevul All everly Coglan, Neighborhood Management, Inc.
Title: M	anaging Agent
<u>ACKNOWLEDGMENT</u>	
STATE OF TEXAS § COUNTY OF Colin §	
This instrument was acknowledged before 2021, by Beverly Loghtu, Managi Association, Inc., a Texas non-profit corporation	ore me on the 33 day of Spread, ng Agent of Wentworth Estates Residential n, on behalf of said non-profit corporation.
No	Delan Weeks  otary Public in and for the State of Texas
M	y Commission Expires: 8-5-2024
	DEANN WEEKS  Notary Public, State of Texas  Comm. Expires 08-05-2024  Notary ID 130767687