

**MANAGEMENT CERTIFICATE  
FOR  
TIMBER CREEK-MCKINNEY HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Timber Creek-McKinney Homeowners 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: Timber Creek.
2.     The name of the Association: Timber Creek-McKinney Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Timber Creek-McKinney Homeowners 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  
Working Capital:  
Initiation Fee:   \$500.00, \$150.00 HOA Transfer fee for lots containing a completed home.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**TIMBER CREEK – MCKINNEY HOMEOWNERS  
ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

§

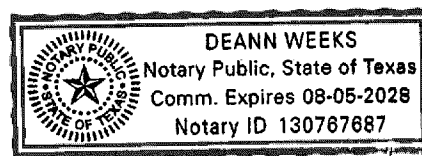
§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 3<sup>rd</sup> day of September, 2024, by Beverly Coghlan, Agent for the Association of TIMBER CREEK - MCKINNEY HOMEOWNERS 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>
Timber Creek Phase 1 – June 17, 2004	Document No. 20040617000893990
Timber Creek Phase 1R – March 13, 2006	Document No. 20060313010000960
Timber Creek Phase 1R2 - July 30, 2007	Document No. 20070730010002560
Timber Creek Phase 2 – March 30, 2016	Document No. 20160330010001290
Timber Creek Phase 2C – May 6, 2016	Document No. 20160506010001870
Timber Creek Phase 3 – August 29, 2017	Document No. 20170829010004180
Timber Creek Phase 4 – August 29, 2017	Document No. 20170829010004170
Timber Creek Phase 5 – July 10, 2020	Document No. 20200710010002580
Timber Creek Phase 6 – July 22, 2020	Document No. 2020022010002660
Declaration of Covenants, Conditions and Restrictions for Timber Creek -McKinney Homeowners Association, Inc. – May 4, 2004	Document No. 20040504000640490
First Amendment to Declaration – July 8, 2004	Document No. 20040708001012840
First Supplement to Declaration – June 22, 2004	Document No. 20040622000919180
Assignment of Declarant Rights – April 18, 2007	Document No. 20070418000524300
Second Amendment to Declaration – July 13, 2010	Document No. 20100713000715050
Supplemental Declaration (Annexation Phase 2 and 2C) – September 22, 2015	Document No. 20150922001204970
Supplemental Declaration (Annexation Phase3 and 4) – July 25, 2017	Document No. 20170725000974760
Supplemental Declaration (Annexation Phase 5 and 6) – July 10, 2020	Document No. 20200710001071070
Third Amendment to Declaration – January 12, 2021	Document No. 20210112000074650
Fourth Amendment to Declaration – February 2, 2021	Document No. 20210202000220120

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

---

**Instrument Number:** 2024000108495

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 03, 2024 02:34 PM

Number of Pages: 4

---

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

Total Recording: \$33.00

---

\*\*\*\*\* 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: 2024000108495  
Receipt Number: 20240903000776  
Recorded Date/Time: September 03, 2024 02:34 PM  
User: Abby H  
Station: Station 7

**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