

**MANAGEMENT CERTIFICATE  
FOR  
MORNINGSIDE HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Morningside 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: Morningside
2.     The name of the Association: Morningside Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:
5.                 Morningside Homeowners Association, Inc.  
                      c/o Neighborhood Management Inc  
                      1024 S Greenville Ave, Suite 230  
                      Allen, TX. 75002
6.     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
7.     Website for Dedicatory Instruments: <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:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$100.00

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**MORNINGSIDE HOMEOWNERS ASSOCIATION,  
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

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This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2023, by Beverly Coghlan, Agent for the Morningside Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

*Deann Weeks*

Notary Public Signature, State of Texas

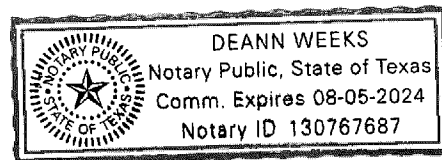


EXHIBIT A

<b>Document</b>	<b>Recording Information</b>
Morningside, Phase I: K-175: Feb 16, 1998	Document No. 19980216000139930
Morningside, Phase II: K-177 Feb 16, 1998	Document No. 19980216000139950
Morningside, Phase III: K-398 June 18, 1998	Document No. 19980618000632320
Morningside, Phase IV: L-764 Feb 23, 2000	Document No. 20000223000171360
Morningside, Phase V: L-762 Feb 23, 2000	Document No 20000223000171350
Morningside, Phase VI: L-758 Feb 23, 2000	Document No 20000223000171320
Declaration for Morningside Homeowners Association, Inc. January 19, 1998	Document No 19980119000053670
First Amendment to Declaration: October 20, 1998	Document No 19981020001163570
Correction to Declaration: January 4, 2000	Document No 20000104000004330

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

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**Instrument Number:** 2023000109698

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 22, 2023 04:12 PM

Number of Pages: 4

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

Total Recording: \$34.00

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**\*\*\*\*\* 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: 2023000109698  
Receipt Number: 20230922000336  
Recorded Date/Time: September 22, 2023 04:12 PM  
User: Shannon C  
Station: Workstation cck087

**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