

Denton County
Juli Luke
County Clerk

Instrument Number: 2853

ERecordings-RP

MISCELLANEOUS

Recorded On: January 10, 2024 08:12 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: 2853
Receipt Number: 20240110000025
Recorded Date/Time: January 10, 2024 08:12 AM
User: Arie G
Station: Station 24

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
CH GOLF VILLAS NEIGHBORHOOD ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of CH Golf Villas Neighborhood 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: CH Golf Villas.
2. The name of the Association: CH Golf Villas Neighborhood Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

CH Golf Villas Neighborhood 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. |

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

CH GOLF VILLAS NEIGHBORHOOD 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 9th day of January, 2024, by Beverly Coghlan, Agent for the Association of CH GOLF VILLAS NEIGHBORHOOD ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

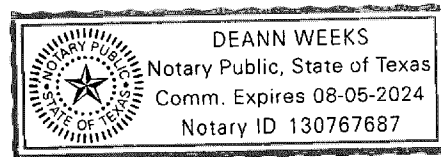


EXHIBIT A

| Document | Recording Information |
|---|---|
| Castle Hills Golf Course – December 13, 2012 **This tract is subject to the Master Covenants/Restrictions for Castle Hills found in: Declaration – April 24, 1998 Declaration (Correction) – October 5, 1998 Amendment to Declaration – November 12, 2002 | Document No. 4078/1090 Document No. 4189/1323 Document No. 5211/255 |
| Declaration of Covenants, Conditions and Restrictions for CH Golf Villas Neighborhood Association, Inc. – March 14, 2013 | Document No. 2013-30606 |
| Amended and Restated Declaration -September 26, 2013 | Document No. 2013-119619 |
| Amended and Restated Declaration (Corrected) - September 26, 2013 | Document No. 2013-119902 |