

VILLAS AT LONG BRANCH HOMEOWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Villas at Long Branch
2. The name of the Association: Villas at Long Branch Homeowners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Neighborhood Management, Inc.

Attn: Beverly Coghlan

Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen TX 75002

Phone Number: 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

Working Capital: \$450.00

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.

**VILLAS AT LONG BRANCH HOMEOWNERS
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Beverly Coghlan

Name: Beverly Coghlan

Title: Agent for the Association

STATE OF TEXAS

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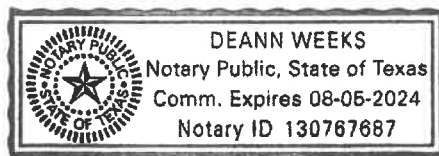
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 20th day of September, 2021, by Beverly Coghlan, Agent for the Association of VILLAS AT LONG BRANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Deann Weeks

Notary Public Signature

EXHIBIT A

| Document | Recording Information |
|---|------------------------------|
| Final Plat of Villas at Long Branch (32 Residential Lots) | Document No. 202100171532 |
| Declaration of Covenants, Conditions and Restrictions – Villas at Long Branch | Document No. 202100143128 |

