

Denton County
Juli Luke
County Clerk

Instrument Number: 108695

ERecordings-RP

MISCELLANEOUS

Recorded On: October 06, 2023 02:33 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** **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: 108695
Receipt Number: 20231006000480
Recorded Date/Time: October 06, 2023 02:33 PM
User: Calinda B
Station: Station 20

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
PARKER PLACE COMMUNITY ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Parker Place Community 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: Parker Place.
2. The name of the Association: Parker Place Community Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Parker Place Community 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: \$500 or 50% of annual assessments – whichever is greater.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

**PARKER PLACE COMMUNITY 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 6th day of October, 2023, by Beverly Coghlan, Agent for the Association of PARKER PLACE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

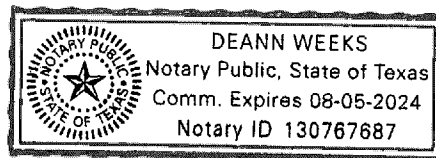


EXHIBIT A

Document	Recording Information
Parker Place Plat – March 12, 2021	Document No. 2021-106
Parker Place Plat Amendment – May 27, 2022	Document No. 2022-202
Declaration of Covenants, Conditions and Restrictions for Parker Place Community Association, Inc. – January 5, 2022	Document No. 2022-2049
First Amendment to Declaration – August 15, 2022	Document No. 2022-118594