

**Kaufman County  
Laura Hughes  
County Clerk**

**Instrument Number: 2024-0013737**

**Billable Pages: 3  
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p><b>On:</b> 05/06/2024 at 01:48 PM</p> <p><b>Document Number:</b> <u>2024-0013737</u></p> <p><b>Receipt No:</b> <u>24-12278</u></p> <p><b>Amount:</b> \$ <u>33.00</u></p> <p><b>Vol/Pg:</b> <u>V:8494 P:371</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS  
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

**Recorded By:** Maribel Vazquez, Deputy

**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.**

**Record and Return To:**

NEIGHBORHOOD MANAGEMENT, INC  
1024 S. GREENVILLE AVENUE, SU  
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE  
FOR  
PRAIRIE CREEK (KAUFMAN) RESIDENTIAL COMMUNITY, INC.**

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

The undersigned, being an officer of Prairie Creek (Kaufman) Residential Community, Inc., a Texas nonprofit corporation (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: Prairie Creek.
2. The name of the association: Prairie Creek (Kaufman) Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Kaufman County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Prairie Creek, recorded under Document No. 2023-0006806 in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the declaration and any amendments to the Declaration:  
See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association:  
Prairie Creek (Kaufman) Residential Community, Inc.  
c/o Neighborhood Management, Inc.  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002
6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:  
Beverly Coghlan  
Neighborhood Management, Inc.  
1024 S. Greenville, Suite 230  
Allen, Texas 75002  
Telephone: 972-359-1548 Email: [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.
8. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Working Capital:	\$350.00.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 6 day of May, 2024

**PRAIRIE CREEK (KAUFMAN) RESIDENTIAL  
COMMUNITY, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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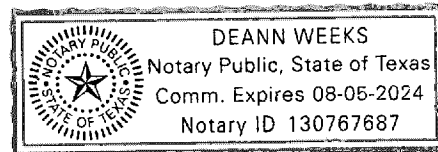
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 6<sup>th</sup> day of May, 2024, by Beverly Coghlan, Agent for the Association of PRAIRIE CREEK (KAUFMAN) RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**ATTACHMENT 1**

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Prairie Creek, recorded under Document No. 2023-0006806 in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time.
2. Prairie Creek Community Manual, recorded under Document No. 2023-0006846 in the Official Public Records of Kaufman County, Texas, as amended and supplemented from time to time.
3. Prairie Creek Adoption of Working Capital Assessment, recorded under Document No. 2023-0006845 in the Official Public Records of Kaufman County, Texas.

#2024-0013737  
Filed for Record in Kaufman County TX  
05/06/2024 01:48:20 PM