

**MANAGEMENT CERTIFICATE  
FOR  
HICKORY CREEK (DALLAS) HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Hickory Creek (Dallas) 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: Hickory Creek
2.     The name of the Association: Hickory Creek (Dallas) Homeowners Association, Inc
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Hickory Creek (Dallas) Homeowners 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.

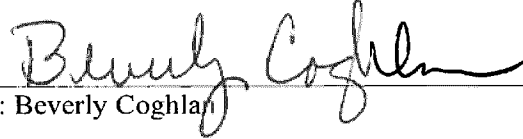
**HICKORY CREEK (DALLAS) HOMEOWNERS  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:

Name: Beverly Coghlan



STATE OF TEXAS


§

§

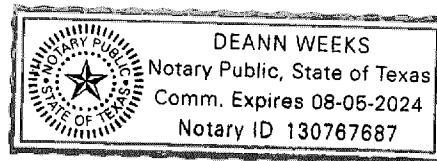
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 12<sup>th</sup> day of September 20 23, by Beverly Coghlan, Agent for the Association of HICKORY CREEK DALLAS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Hickory Creek, Phase I - July 18, 2003	Document No. 200302434846
Hickory Creek, Phase I - Replat - September 19, 2003	Document No. 200302550537
Hickory Creek, Phase IV - July 11, 2003	Document No. 200302424135
Hickory Creek, Phase II - April 27, 2006	Document No. 200600155508
Declaration of Covenants, Conditions and Restrictions for Hickory Creek (Dallas) – October 1, 2003	Document No. 200302572032
First Amendment to Declaration - May 26, 2004	Document No. 200402902732
Second Amendment to Declaration - July 5, 2007	Document No. 20070241420
Second Amendment to Declaration – November 12, 2008	Document No. 20080360583
Declaration (Re-recorded) - May 18, 2009	Document No. 200900141431
Third Amendment to Declaration - April 19, 2013	Document No. 201300122018

**Dallas County  
John F. Warren  
Dallas County Clerk**

---

**Instrument Number:** 202300191597

eRecording - Real Property

**Recorded On:** September 19, 2023 10:43 AM

**Number of Pages:** 4

---

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

Total Recording: \$34.00

---

\*\*\*\*\* 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:** 202300191597  
**Receipt Number:** 20230919000190  
**Recorded Date/Time:** September 19, 2023 10:43 AM  
**User:** Kevin T  
**Station:** CC123.dal.ccdc

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.