

**MANAGEMENT CERTIFICATE  
FOR  
ELLIS RANCH ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Ellis Ranch Estates 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: Ellis Ranch Estates.
- 2. The name of the Association: Ellis Ranch Estates Homeowners Association, Inc.
- 3. The recording data for the subdivision: See Exhibit A.
- 4. The name and mailing address of the Association:

Ellis Ranch Estates 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
Working Capital:	\$500.00.

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2411028 FILING DATE/TIME: Apr 12, 2024 at 09:22:00 AM



**ACKNOWLEDGEMENT**

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

**ELLIS RANCH ESTATES HOMEOWNERS  
ASSOCIATION, INC.**

a Texas nonprofit corporation

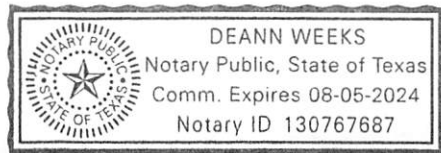
By: Neighborhood Management Inc., Its Manager

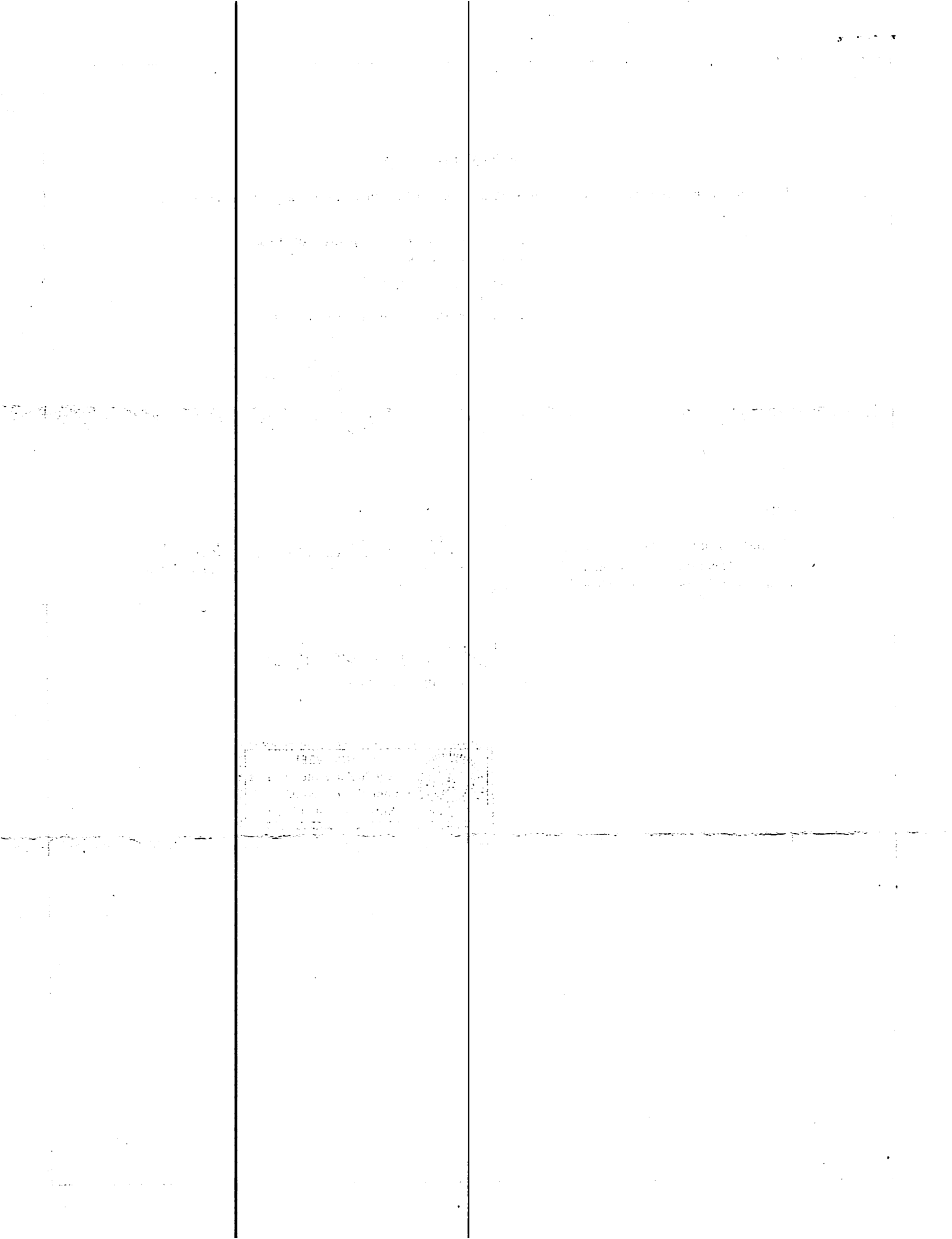
By: *Beverly Coghlan*  
Name: Beverly Coghlan

STATE OF TEXAS                    §  
  §  
COUNTY OF COLLIN            §

This instrument was acknowledged before me on the 19 day of March, 2024, by Beverly Coghlan, Agent for the Association of ELLIS RANCH ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

*Deann Weeks*  
Notary Public Signature, State of Texas





**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Ellis Ranch Estates North [Plats] – August 09, 2023	Document No. 2323351
Ellis Ranch Estates South [Plats] – August 16, 2023	Document No. 2324270
Declaration of Covenants, Conditions and Restrictions for Ellis Ranch Estates Residential Community, Inc. – April 19, 2023	Document No. 2310833

FILED FOR RECORD - ELLIS COUNTY, TX  
INST NO. 2441028  
on Apr 12, 2024 at 08:22:00 AM

STATE OF TEXAS

COUNTY OF ELLIS

I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.



*Hugo Velazquez*

COUNTY CLERK, ELLIS COUNTY, TEXAS



**Neighborhood Management Inc.**

1024 S. Greenville Ave, Ste. 230, Allen, TX 75002

NORTH TEXAS TX 750

23 APR 2024 PM 4:1



US POSTAGE  
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APR 25 2024

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Neighborhood Management  
1024 S. Greenville Ave., Suite 230  
Allen, TX 75002

ATTN: Deann Weeks

75002-335155



