

**MANAGEMENT CERTIFICATE
OF
BLUFF SPRINGS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Bluff Springs 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: Bluff Springs.
2. The name of the Association: Bluff Springs Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Ellis County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Bluff Springs, recorded under Document No. 2317064 in the Official Public Records of Ellis 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: Bluff Springs Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Bluff Springs Residential Community, Inc., c/o
Neighborhood Management, Inc.
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn: Beverly Coghlan
Telephone Number: 972-359-1548
Email Address: managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date this instrument is Recorded.

BLUFF SPRINGS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 

Printed Name: David Booth

Title: President

STATE OF TEXAS

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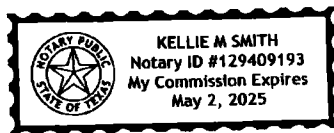
COUNTY OF Dallas

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This instrument was acknowledged before me on the 14th day of JUNE
~~2023~~ by David Booth, President of BLUFF SPRINGS RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Bluff Springs, recorded under Document No. 2317064 in the Official Public Records of Ellis County, Texas, as the same may be amended from time to time.
2. Bluff Springs Community Manual, recorded under Document No. 2317087 in the Official Public Records of Ellis County, Texas, as same may be amended and supplemented from time to time.
3. Bluff Springs Adoption of Working Capital Assessment, recorded under Document No. 2317085 in the Official Public Records of Ellis County, Texas.

ATTACHMENT 1

BLUFF SPRINGS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

4887-0307-8494v.2 52919-528

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2317092 on June 15, 2023 at 11:12 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.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hugo Valdez