

**MANAGEMENT CERTIFICATE
FOR
NELSON LAKE HOMEOWNERS ASSOCIATION, INC.**

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

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

 Nelson Lake 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}

ACKNOWLEDGEMENT

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

NELSON LAKE HOMEOWNERS 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 §

This instrument was acknowledged before me on the 2nd day of April, 2024, by Beverly Coghlan, Agent for the Association of NELSON LAKE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

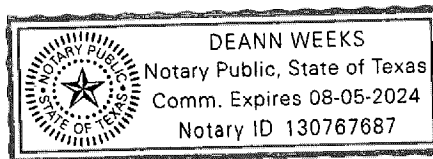


EXHIBIT A

Document	Recording Information
Nelson Lake Estates Plat – February 14, 2023	Document No. 20230000003029
Declaration of Covenants, Conditions and Restrictions for Nelson Lake Homeowners Association, Inc. – September 7, 2023	Document No. 20230000015089
Correction to Declaration – December 1, 2023	Document No. 20230000020270
Correction to Declaration – January 16, 2024	Document No. 20240000000671

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
04/03/2024 03:21:59 PM
Fee: \$33.00
20240000005692

