

**MANAGEMENT CERTIFICATE  
FOR  
RANCH PARK VILLAGE HOMEOWNERS ASSOCIATION, INC.**

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

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

5.                    Ranch Park Village Homeowners Association, Inc.  
                         c/o Neighborhood Management Inc  
                         1024 S Greenville Ave, Suite 230  
                         Allen, TX. 75002

6.     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

7.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>

8.     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
Reserve Working Capital:	\$500.00 – Builder to First Homeowner.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

## ACKNOWLEDGEMENT

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

**RANCH PARK VILLAGE 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

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This instrument was acknowledged before me on the 6<sup>th</sup> day of October, 2023, by Beverly Coghlan, Agent for the Association of Ranch Park Village Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas

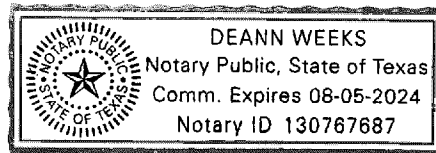


EXHIBIT A

Document	Recording Information
Ranch Park Village, Phase I: 2020-583: September 8, 2020	Document No 20200908010003380.
Ranch Park Village, Phase I-Plat Amend: 2020-716: October 22, 2020	Document No. 20201022010004080
Ranch Park Village, Phase II: 2021-331 June 2, 2021	Document No. 20210602010002040
Declaration: October 2, 2020	Document No. 20201002001700840
Supplemental Declaration of Annexation August 13, 2021	Document No 20210813001636320

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000116222

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 06, 2023 05:25 PM

Number of Pages: 4

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

Total Recording: \$34.00

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**\*\*\*\*\* 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: 2023000116222  
Receipt Number: 20231006000435  
Recorded Date/Time: October 06, 2023 05:25 PM  
User: Carla J  
Station: Workstation cck101

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX