

**MANAGEMENT CERTIFICATE  
FOR  
HUNTERS CREEK HOMEOWNERS ASSOCIATION, INC**

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

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

#### HUNTERS CREEK 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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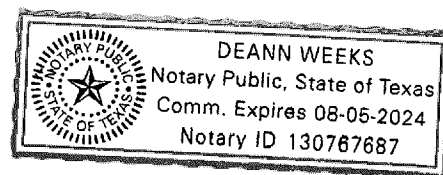
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 12<sup>th</sup> day of September, 2023, by Beverly Coghlan, Agent for the Association of HUNTERS CREEK 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>
Hunters Creek, Phase I: Q/179 - February 16, 2005	Document No. 20050216000199610
Declaration of Covenants, Conditions and Restrictions for Hunters Creek - December 5, 2005	Document No. 20051205001706510
Amendment to Declaration - August 24, 2006	Document No. 20060824001217710
Second Amendment to Declaration - May 6, 2008	Document No. 20080506000544850
Third Amendment to Declaration - November 22, 2010	Document No. 20101122001280660
Amendment to Declaration - April 6, 2011	Document No. 20110406000359190
Third Amendment to Declaration - April 27, 2011	Document No. 20110427000434040
Fourth Amend to Declaration - April 22, 2013	Document No. 20130422000541930
Seventh Amend to Declaration - September 24, 2014	Document No. 20140924001040550

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

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**Instrument Number:** 2023000107819

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 19, 2023 03:49 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: 2023000107819  
Receipt Number: 20230919000212  
Recorded Date/Time: September 19, 2023 03:49 PM  
User: Kacy M  
Station: Station 8

**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

