

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE VILLAS AT LAKE HIGHLANDS**

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

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **The Villas at Lake Highlands Residential Association, Inc.**

1. The name of the subdivision is The Villas at Lake Highlands.
2. The name and mailing address of the association is The Villas at Lake Highlands Residential Association, Inc., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. The recording data for the subdivision is as follows:

Subdivision  
Plat

Recording Data  
Instrument No. 201400298759, November  
20, 2014, Real Property Records, Dallas  
County, Texas

Addition Plat

Instrument No. 201500036418, February 12,  
2015, Real Property Records, Dallas County,  
Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions, Restrictions and Easements for Villas of Lake Highlands recorded on March 9, 2015, under Instrument 201500055664 of the Real Property Records of Dallas County, Texas.

5. The name and mailing address of the association:  
The Villas at Lake Highlands Residential Association, Inc.  
c/o Neighborhood Management, Inc.  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002
6. The name, mailing address, telephone number, and email address of the person managing the association or the association's representative is as follows:

Neighborhood Management, Inc.  
Attn: Beverly Coghlan  
1024 S. Greenville, Ste 230  
Allen, TX 75002  
972-359-1548  
mangementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://neighborhoodmanagement.com>

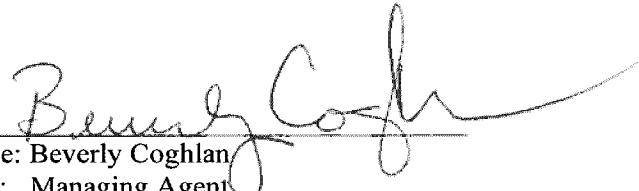
8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital Fee:	Half of yearly assessment.

9. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

**IN WITNESS WHEREOF**, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 6 day of February, 2024

**The Villas at Lake Highlands Residential Association,  
Inc.,**  
a Texas nonprofit organization

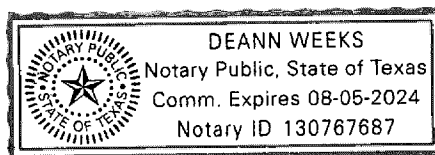
By:   
Name: Beverly Coghlan  
Title: Managing Agent

ACKNOWLEDGEMENT

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the 6 day of February, 2024, by Beverly Coghlan, Agent for the Association of THE VILLAS AT LAKE HIGHLANDS RESIDENTIAL ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400024125

eRecording - Real Property

**Recorded On:** February 06, 2024 02:18 PM

**Number of Pages:** 4

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

**Total Recording:** \$33.00

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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:** 202400024125  
**Receipt Number:** 20240206000606  
**Recorded Date/Time:** February 06, 2024 02:18 PM  
**User:** Lynn G  
**Station:** Cc147

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX