

**MANAGEMENT CERTIFICATE  
FOR  
THE RESERVE AT NORTHAVEN COMMUNITY ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of The Reserve at Northaven Community 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: Reserve at Northaven
2.     The name of the Association: The Reserve at Northaven Community Homeowners Inc.
3.     The recording data for the subdivision: See **Exhibit A.**
4.     The name and mailing address of the Association:

The Reserve at Northaven Community 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.

**THE RESERVE AT NORTHAVEN COMMUNITY  
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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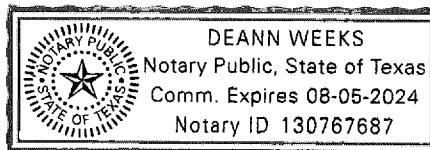
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COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 6 day of February, 20 24, by Beverly Coghlan, Agent for the Association of THE RESERVE AT NORTHAVEN COMMUNITY 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>
The Reserve at Northaven Plat - December 27, 2018	Document No.202000276601
Declaration of Covenants, Conditions and Restrictions - October 23, 2020	Document No.202000292131

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

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**Instrument Number:** 202400024114

eRecording - Real Property

**Recorded On:** February 06, 2024 02:09 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:** 202400024114  
**Receipt Number:** 20240206000592  
**Recorded Date/Time:** February 06, 2024 02:09 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