

**MANAGEMENT CERTIFICATE  
FOR  
THE COURTS AT SLOAN CREEK TOWNHOMES RESIDENTIAL COMMUNITY, INC.**

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

The undersigned, being the Managing Agent of The Courts at Sloan Creek Townhomes Residential Community, 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: Courts at Sloan Creek
2.     The name of the Association: The Courts at Sloan Creek Townhomes Residential Community, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:
5.         The Courts at Sloan Creek Townhomes Residential Community, 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  
Working Capital:        Two (2) months assessments.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**THE COURTS AT SLOAN CREEK TOWNHOMES  
RESIDENTIAL COMMUNITY, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: \_\_\_\_\_

Name: Beverly Coghlan



STATE OF TEXAS

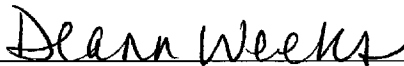
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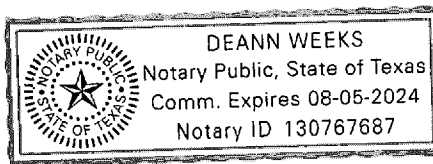
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 25 day of January 2024, by Beverly Coghlan, Agent for the Association of The Courts at Sloan Creek Townhomes Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Plat – September 9, 2016	Document No. 20160909010003660
Declaration of Covenants, Conditions and Restrictions for the Courts at Sloan Creek Townhomes – November 28, 2016	Document No.20161128001607400
First Amendment Declaration – July 19, 2018	Document No. 20180719000901360

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

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**Instrument Number:** 202400016067

eRecording - Real Property

Recorded On: January 26, 2024 08:06 AM

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: 202400016067  
Receipt Number: 20240125000805  
Recorded Date/Time: January 26, 2024 08:06 AM  
User: Vickey J  
Station: Cc131

**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

A handwritten signature in black ink, appearing to be "JF Warren", written over a horizontal line.