


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
TANGLEWOOD AT MANSFIELD HOMEOWNERS ASSOCIATION, INC.**

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

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

Tanglewood at Mansfield HOA
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: \$150.00 (Do not collect).

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**TANGLEWOOD AT MANSFIELD 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 18th day of October, 2024, by Beverly Coghlan, Agent for the Association of TANGLEWOOD AT MANSFIELD HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

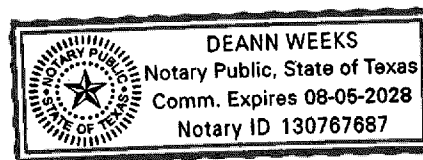


EXHIBIT A

Document	Recording Information
Tanglewood Section 1 – October 12, 1999	Document No. D199255245
Tanglewood Section 2 – July 30, 1996	Document No. D196145964
Tanglewood Section 3 – September 28, 2000	Document No. D200220469
Tanglewood Section 4 – May 6, 2002	Document No. D202123831
Declaration of Covenants, Conditions and Restrictions for Tanglewood at Mansfield Homeowners Association, Inc. – January 27, 2000, 14194/508001	Document No. D200019818
First Amendment to Declaration – June 7, 2001	Document No. D201128135
Second Amendment to Declaration – April 1, 2002	Document No. D202086956
First Amendment to Declaration – April 9, 2019	Document No. D219072505