

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 145090

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: August 11, 2021 09:01 AM

Number of Pages: 4

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

Total Recording: \$38.00

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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: 145090  
Receipt Number: 20210811000138  
Recorded Date/Time: August 11, 2021 09:01 AM  
User: Joy R  
Station: Station 19

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
OF  
HERITAGE WEST RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of the Heritage West Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Heritage West.
2. The name of the Association: Heritage West Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Heritage West recorded under Document No. 2021-142995, Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Heritage West Residential Community, Inc., c/o Neighborhood Management, Inc., Attn: Lisa Brinkerhoff, 1024 S. Greenville Ave. Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Neighborhood Management, Inc.  
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002  
Attn: Lisa Brinkerhoff  
Telephone Number: 972-359-1548  
Email Address: lbrinkerhoff@nmitx.com

7. Website to access the Association's dedicatory instruments:  
www.neighborhoodmanagement.com.
8. Amount and description of fees related to property transfer in the subdivision: The amount of the Working Capital Assessment is equal to \$1,500.00. The HOA transfer fee is \$200.00. The Association transfer fee covers all costs that the Association incurs related to a property transfer in the subdivision. The fee for a resale certificate is \$321.00.

EXECUTED to be effective on the date this instrument is Recorded.

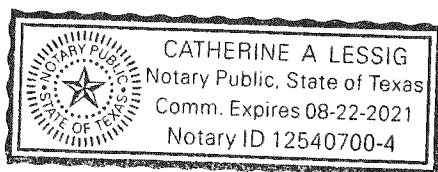
HERITAGE WEST RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation

By: LB  
Name: Jeremy Bailey  
Title: President

THE STATE OF TEXAS §  
COUNTY OF Tarrant §

This instrument was acknowledged before me on 25<sup>th</sup> day of July, 2021, by Jeremy Bailey, the President of Heritage West Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Catherine Lessig  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Heritage West recorded under Document No. 2021-142995, Official Public Records of Denton County, Texas.
2. Heritage West Community Manual, recorded under Document No. 2021-144320, Official Public Records of Denton County, Texas.