

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
WYNWOOD VILLAS**

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

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 **Wynwood Villas Townhome Association, Inc.**

1. The name of the subdivision is Wynwood Villas.
2. The name of the association is Wynwood Villas Townhome Association, Inc.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Wynwood Villas	Recorded on August 24, 2020, under Instrument No. 20200824010003230, Real Property Records, Collin County, Texas.

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

Declaration of Covenants, Conditions and Restrictions for Wynwood Villas, recorded on August 4, 2020, as Instrument No. 20200804001241960 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Wynwood Villas Townhome 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 association's designated representative is as follows:

Beverly Coghlan  
Neighborhood Management, Inc.  
1024 S. Greenville, Suite 230  
Allen, Texas 75002  
Telephone: 972-359-1548 Email: [managementcertificate@nmitx.com](mailto:managementcertificate@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. Property Transfer /Resale Fees:
- |                            |                         |
|----------------------------|-------------------------|
| Resale Certificate:        | \$375.00                |
| Resale Certificate Update: | \$75.00                 |
| Transfer Fee:              | \$250.00                |
| Optional Inspection Fee:   | \$150.00                |
| Working Capital Fee:       | Two Months Assessments. |
9. Resale Certificates. 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 26 day of March, 2024.

**WYNWOOD VILLAS TOWNHOME ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

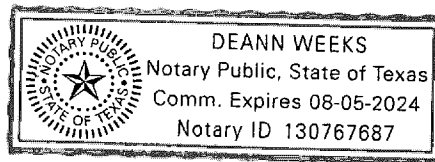
By: Beverly Coghlan  
Name: Beverly Coghlan

**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the 26 day of March, 2024, by Beverly Coghlan, Agent for the Association of Wynwood Villas Townhome Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000034683

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 27, 2024 08:34 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: 2024000034683  
Receipt Number: 20240327000022  
Recorded Date/Time: March 27, 2024 08:34 AM  
User: Devon O  
Station: Station 4

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

