

**MANAGEMENT CERTIFICATE
OF
LOWRY TRAILS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Lowry Trails Residential Community, Inc., a Texas nonprofit corporation (the “Association”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lowry Trails.
2. The name of the Association: Lowry Trails Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lowry Trails, recorded under Document No. 2025000010585 in the Official Public Records of Collin 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: Lowry Trails Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Attn.:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association’s dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate - \$375.00

Updated Resale Certificate Fee - \$75.00

Optional Inspection Fee - \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

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

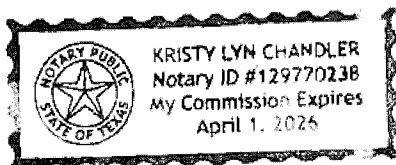
LOWRY TRAILS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: *Veronica Edwards*
Name: Veronica Edwards
Title: Secretary / Treasurer

STATE OF TEXAS §
COUNTY OF Collin §
§

This instrument was acknowledged before me on the 4 day of December, 2024 by Veronica Edwards, the Secretary / Treasurer of Lowry Trails Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Kristy Lyn Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lowry Trails, recorded under Document No. 2025000010585, in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
2. Lowry Trails Community Manual, recorded as Document No. 2025000011018 in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
3. Lowry Trails Adoption of Working Capital Assessment, recorded as Document No. 2025000010992 in the Official Public Records of Collin County, Texas.

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000011294

eRecording - Real Property

CERTIFICATE

Recorded On: January 30, 2025 03:26 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 2025000011294
Receipt Number: 20250130000618
Recorded Date/Time: January 30, 2025 03:26 PM
User: Keri O
Station: Station 1

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