

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2025-0038818

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED - REAL RECORDS	CLERKS COMMENTS
On: 12/15/2025 at 09:48 AM Document Number: <u>2025-0038818</u> Receipt No: <u>25-34739</u> Amount: \$ <u>37.00</u> Vol/Pg: <u>V:9254 P:440</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton, Deputy

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.

Record and Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 210
AUSTIN, TX 78701



**MANAGEMENT CERTIFICATE
OF
MAPLEWOOD MEADOWS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Maplewood Meadows 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: Maplewood Meadows.
2. The name of the Association: Maplewood Meadows Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property situated in Kaufman County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Maplewood Meadows, recorded under Document No. 2025-0038666 in the Official Public Records of Kaufman 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: Maplewood Meadows Residential Community, Inc., c/o Neighborhood Management Inc., 1024 S. Greenville Ave., Ste 230, Allen, TX 75002, Attn: Beverly Coghlan..
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Maplewood Meadows Residential Community, Inc. c/o Neighborhood Management Inc.
Mailing Address:	1024 S. Greenville Ave, Ste. 230, Allen, TX 75002
Attn:	Attn: Beverly Coghlan.
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>

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 Association fees are in the following amounts:

Working Capital Assessment - \$750.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

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

[SIGNATURE PAGE FOLLOWS]

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Maplewood Meadows, recorded under Document No. 2025-0038666, in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time.
2. Maplewood Meadows Community Manual, recorded under Document No. 2025-0038750, in the Official Public Records of Kaufman County, Texas, as the same may be amended and supplemented from time to time.
3. Maplewood Meadows Adoption of Working Capital Assessment, recorded under Document No. 2025-0038749, in the Official Public Records of Kaufman County, Texas.
4. Maplewood Meadows Notice of Exemption of Assessments, recorded under Document No. 2025-0038746, in the Official Public Records of Kaufman County, Texas.

ATTACHMENT 1

MAPLEWOOD MEADOWS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

#2025-0038818
Filed for Record in Kaufman County TX
12/15/2025 09:48:48 AM