

**MANAGEMENT CERTIFICATE  
FOR  
THE HOMEOWNERS ASSOCIATION OF HERITAGE PARK, INC.**

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

The undersigned, being the Managing Agent of The Homeowners Association of Heritage Park, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

1.     The name of the subdivision: Heritage Park Phase I and Heritage Park Phase II.
2.     The name of the Association: The Homeowners Association of Heritage Park, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

The Homeowners Association of Heritage Park, Inc.  
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  
Capitalization Fee:      \$200.00 Builder to First Buyer.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**THE HOMEOWNERS ASSOCIATION OF  
HERITAGE PARK, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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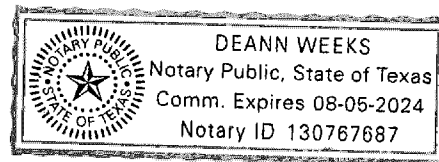
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 15<sup>th</sup> day of July, 2024, by Beverly Coghlan, Agent for the Association of THE HOMEOWNERS ASSOCIATION OF HERITAGE PARK, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Heritage Park Phase I	Document No.201200004548
Heritage Park Phase II	Document No.201300367528
Declaration of Covenants, Conditions and Restrictions for Heritage Park Phase I and Phase II	Document No. 201200003023

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400140630

eRecording - Real Property

Recorded On: July 15, 2024 12:49 PM

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: 202400140630  
Receipt Number: 20240715000460  
Recorded Date/Time: July 15, 2024 12:49 PM  
User: Natasha R  
Station: Cc139

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.