

**MANAGEMENT CERTIFICATE  
FOR  
STEVENS PARK RESIDENTIAL COMMUNITY, INC.**

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

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

1.     The name of the subdivision: Stevens Park
2.     The name of the Association: Stevens Park Residential Community, Inc.,
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:
5.                 Stevens Park Residential Community, Inc.,  
                      c/o Neighborhood Management Inc  
                      1024 S Greenville Ave, Suite 230  
                      Allen, TX. 75002
6.     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
7.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8.     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
Working Capital	*Equal to 2 (two) months assessments.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**STEVENS PARK RESIDENTIAL COMMUNITY, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 17 day of January, 2024, by Beverly Coghlan, Agent for the Association of Stevens Park Residential Community, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

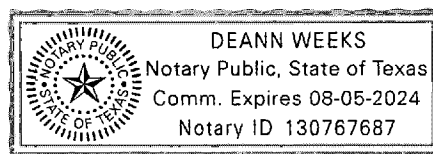


EXHIBIT A

Document	Recording Information
Fort Worth Avenue Townhomes- Shared Access Development November 8, 2019	Document No. 201900301830
Declaration of Covenants, Conditions and Restrictions for Stevens Park Residential August 17, 2020	Document No. 202000219141

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

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**Instrument Number:** 202400010950

eRecording - Real Property

Recorded On: January 18, 2024 09:23 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: 202400010950  
Receipt Number: 20240118000166  
Recorded Date/Time: January 18, 2024 09:23 AM  
User: Kevin T  
Station: CC123.dal.ccdc

**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