

**MANAGEMENT CERTIFICATE  
FOR  
CLAREMONT SPRINGS HOMEOWNERS ASSOCIATION, INC**

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

The undersigned, being the Managing Agent of Claremont Springs Homeowners Association, 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: Claremont Springs.
2.     The name of the Association: Claremont Springs Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Claremont Springs Homeowners Association, 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  
Initiation Fee:          \$300.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**CLAREMONT SPRINGS HOMEOWNERS  
ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc./ Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

§

§

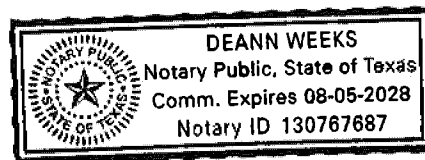
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 18<sup>th</sup> day of July, 2025, by Beverly Coghlan, Agent for the Association of CLAREMONT SPRINGS HOMEOWNERS ASSOCIATION, 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>
Claremont Springs Phase 1 Plat: Vol. 2006 – Page 418 - June 23, 2006	Document No. 20060623010002770
Claremont Springs Phase 2 Plat: Vol. 2008 – Page 179 - March 20, 2008	Document No. 20080320010001100
Claremont Springs Phase 2-Plat Amend: Vol. 2008 – Page 324 June 3, 2008	Document No. 20080603010002040
Claremont Springs Phase 2-Plat Amend: Vol. 2008 – Page 49 January 25, 2008	Document No. 20080125010000300
Claremont Springs Phase 2-Plat Amend: Vol. 2008 – Page 27 January 18, 2008	Document No. 20080118010000160
Declaration of Covenants, Conditions and Restrictions for Claremont Springs – July 31, 2006	Document No. 20060731001079740
Supplement to Declaration – March 20, 2008	Document No. 20080320000335710
Notice of Filing of Dedicatory Instruments – July 31, 2006	Document No. 20060731001079730
First Supplement to Notice of Filing of Dedicatory Instruments – January 17, 2008	Document No. 20080117000070180
Second Supplement to Notice of Filing Dedicatory Instruments – December 27, 2011	Document No. 20111227001393880
First Amendment to the First Supplement to Notice of Filing of Dedicatory Instruments – January 04, 2024	Document No. 2024000001557
Collection Policy – January 04, 2024	Document No. 2024000001550
First Amendment to the Declaration – June 19, 2025	Document No. 2025000077097
Certificate and Memorandum of Recording of Dedicatory Instruments – June 19, 2025	Document No. 2025000077108

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

---

**Instrument Number:** 2025000090740

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 21, 2025 09:02 AM

Number of Pages: 4

---

**" Examined and Charged as Follows: "**

Total Recording: \$33.00

---

\*\*\*\*\* 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: 2025000090740

Receipt Number: 20250721000113

Recorded Date/Time: July 21, 2025 09:02 AM

User: Michelle W

Station: Workstation cck025

**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

