

**MANAGEMENT CERTIFICATE
FOR
THE RETREAT AT FIREWHEEL ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of The Retreat at Firewheel Estates Homeowners Association, 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: Retreat at Firewheel Estates
2. The name of the Association: The Retreat at Firewheel Estates Homeowners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association:

The Retreat at Firewheel Estates 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
ail Address: managementcertificate@nmitx.com

6. 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.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

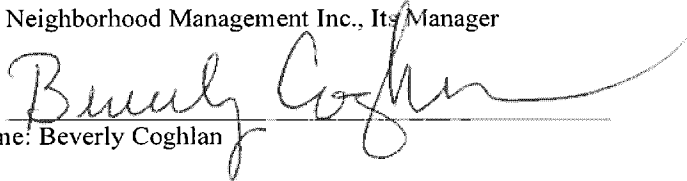
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**THE RETREAT AT FIREWHEEL ESTATES
HOMEOWNERS ASSOCIATION, INC.,**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:

Name: Beverly Coghlan



STATE OF TEXAS

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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 6 day February, 2024, by Beverly Coghlan, Agent for the Association of THE RETREAT AT FIREWHEEL ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas

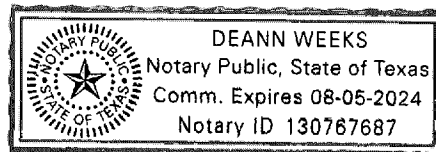


EXHIBIT A

Document	Recording Information
Retreat at Firewheel: July 1, 1999	Document No. 199900643217
Declaration: – July 13, 1999	Document No. 199900657245
Amended/Restated Declaration: – Jan 8, 2009	Document No. 200900004909
First Amend to the Amended/Restated Decl (Exhibit A-2):	Document No. 201200020883

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

Instrument Number: 202400024118

eRecording - Real Property

Recorded On: February 06, 2024 02:14 PM

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: 202400024118
Receipt Number: 20240206000597
Recorded Date/Time: February 06, 2024 02:14 PM
User: Lynn G
Station: Cc147

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