

**MANAGEMENT CERTIFICATE  
FOR  
AVONDALE OWNERS ASSOCIATION**

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

The undersigned, being the Managing Agent of Avondale Owners 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: Avondale.
2.     The name of the Association: Avondale Owners Association.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                    Avondale Owners Association  
                                    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  
                                    General Reserve Fee:     Single Family - ½ annual assessments  
  Townhomes – 2 months assessments + ½ annual assessments

[ACKNOWLEDGEMENT PAGE FOLLOWS]

**ACKNOWLEDGEMENT**

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

**AVONDALE OWNERS ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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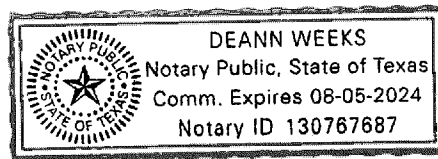
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2023, by Beverly Coghlan, Agent for the Association of AVONDALE OWNERS 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>
Avondale Plats – January 13, 2005	Document No. Q/121/20050113000060970
Declaration of Covenants, Conditions and Restrictions for Avondale Owners Association – December 12, 2005	Document No. 20051212001730720

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

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**Instrument Number:** 2023000099868

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 30, 2023 11:10 AM

Number of Pages: 4

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

Total Recording: \$34.00

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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: 2023000099868  
Receipt Number: 20230830000118  
Recorded Date/Time: August 30, 2023 11:10 AM  
User: Matthew M  
Station: Station 10

**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