

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 107835

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: September 25, 2025 12:53 PM

Number of Pages: 6

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

Total Recording: \$45.00

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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: 107835  
Receipt Number: 20250925000353  
Recorded Date/Time: September 25, 2025 12:53 PM  
User: Calinda B  
Station: Station 20

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
MADERO RESIDENTIAL COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN THEIR ENTIRETIES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR MADERO RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2022-13753, 2022-85912, 2023-83879, 2024-807 AND 2025-25147, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS, AND UNDER DOCUMENT NOS. 202201554, 202209727, 202400113 AND 202503098, OFFICIAL PUBLIC RECORDS OF WISE COUNTY, TEXAS.

The undersigned, being an officer or managing agent of Madero Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Madero.
2. The name of the Association: Madero Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Denton and Wise Counties, Texas, made subject to that certain Madero Master Covenant [Residential], recorded as Document No. 2021-229416, in the Official Public Records of Denton County, Texas and as Document No. 202120849, in the Official Public Records of Wise County, Texas, as may be amended from time to time (the "Covenant").
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Madero Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Madero Residential Community, Inc., c/o Neighborhood Management, Inc.  
Attention: Beverly Coghlan  
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002  
Telephone Number: 972-359-1548  
Email Address: [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com)

7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Resale Update – Free up to 14 days. Updates from 14 to 180 days - \$100.00 + \$5.00  
Homewise Fee.

Community Enhancement Fee – one quarter of one percent (0.25%)

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

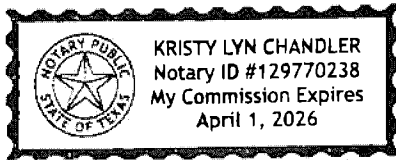
**MADERO RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: 38  
Name: Bobby Samuel  
Title: Vice President

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF Collin       §

This instrument was acknowledged before me on the 25 day of September, 2025 by Bobby Samuel the Vice President of Madero Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



K Chandler  
Notary Public Signature

**After recording return to:**

Robert D. Burton, Esq.  
WINSTEAD PC  
600 W. 5th Street, Suite 900  
Austin, Texas 78701  
Email: rburton@winstead.com

ATTACHMENT 1

1. Madero Master Covenant [Residential], recorded under Document No. 2021-229416, Official Public Records of Denton County, Texas, and under Document No. 202120849, Official Public Records of Wise County, Texas.
2. Madero Development Area Declaration [Residential], recorded under Document No. 2021-231857, Official Public Records of Denton County, Texas, and under Document No. 202121100, Official Public Records of Wise County, Texas.
  - (a) Madero First Amendment to Development Area Declaration [Residential], recorded under Document No. 2022-82347, Official Public Records of Denton County, Texas, and under Document No. 202209419, Official Public Records of Wise County, Texas.
3. Madero Community Manual, recorded under Document No. 2021-231860, Official Public Records of Denton County, Texas, and under Document No. 202200074, Official Public Records of Wise County, Texas.
  - (a) Madero First Supplement to Community Manual, recorded under Document No. 2024-665, Official Public Records of Denton County, Texas, and under Document No. 202400107, Official Public Records of Wise County, Texas.
4. Madero Adoption of Working Capital Assessment, recorded under Document No. 2021-231859, Official Public Records of Denton County, Texas, and under Document No. 202121094, Official Public Records of Wise County, Texas.
5. Madero Notice of Applicability [Residential] [Sendera Ranch], recorded under Document No. 2022-3469, Official Public Records of Denton County, Texas, and under Document No. 202200817, Official Public Records of Wise County, Texas.
6. Madero Community Enhancement Covenant, recorded under Document No. 2021-231858, Official Public Records of Denton County, Texas, and under Document No. 202121106, Official Public Records of Wise County, Texas.
  - (a) Madero First Amendment to Community Enhancement Covenant, recorded under Document No. 2022-6146, Official Public Records of Denton County, Texas, and under Document No. 202201100, Official Public Records of Wise County, Texas.
7. Madero Notice of Applicability [Phase 1], recorded under Document No. 2023-82754, Official Public Records of Denton County, Texas. *(The Development Area in Phase 1 is located only within Denton County.)*
8. Madero Notice of Applicability [Phase 2], recorded under Document No. 2024-651, Official Public Records of Denton County, Texas. *(The Development Area in Phase 2 is located only within Denton County.)*
9. Madero Notice of Applicability [Residential] [Phase 16], recorded under Document No. 2025-25102, Official Public Records of Denton County, Texas, and under Document No. 202503094, Official Public Records of Wise County, Texas.

ATTACHMENT 1

FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
MADERO RESIDENTIAL COMMUNITY, INC.

10. Madero Notice of Applicability [Residential] [Phases 10 and 11], recorded under Document No. 2025-107743, Official Public Records of Denton County, Texas. (*The Development Area in Phases 10 and 11 is located only within Denton County.*)

ATTACHMENT 1

FIFTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
MADERO RESIDENTIAL COMMUNITY, INC.