

**MANAGEMENT CERTIFICATE  
OF  
WHITE ROCK BLUFFS HAVENWOOD HEIGHTS HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of White Rock Bluffs Havenwood Heights Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: White Rock Bluffs Havenwood Heights.
2. The name of the association: White Rock Bluffs Havenwood Heights Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All real property described in and encumbered by that certain Plat for White Rock Bluffs, recorded on December 8, 2023 as Document No. 202300247184, Plat Records of Dallas County, Texas; and that certain plat for White Rock Trail Addition, recorded on February 16, 2022, as Document No. 202200045541, Plat Records of Dallas County, Texas.
4. The recording data for the Declaration and any amendments and/or supplements to thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: White Rock Bluffs Havenwood Heights Homeowners Association, Inc., c/o Neighborhood Management Inc., 1024 S. Greenville Ave. Ste. 230, Allen, TX 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Neighborhood Management Inc.  
Attn: Beverly Coghlan  
Mailing Address: 1024 S. Greenville Ave., Suite 230  
Allen, Texas 75002  
Telephone Number: 972-359-1548  
Email Address: managementcertificate@nmitx.com

7. Website to access the association's dedicatory instruments:  
www.condocerts.com
8. Amount and description of fees related to property transfer in the subdivision:  
The association fees are in the following amounts:

Transfer Fee - \$250.00

Builder Resale Certificate Fee - \$375.00

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.

**WHITE ROCK BLUFFS HAVENWOOD HEIGHTS  
HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

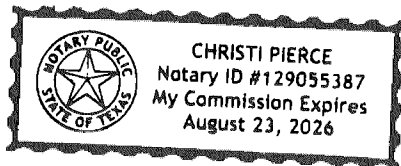
By:   
Ethan Francis, Vice President

THE STATE OF TEXAS           §  
                                              §  
COUNTY OF Tarrant           §

This instrument was acknowledged before me on the 7<sup>th</sup> day of October, 2024, by Ethan Francis, Vice President of WHITE ROCK BLUFFS HAVENWOOD HEIGHTS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

  
Notary Public Signature



**AFTER RECORDING RETURN TO:**  
KRISTI E. STOTTS, ESQ.  
WINSTEAD PC  
600 W. FIFTH ST., STE. 900  
AUSTIN, TEXAS 78701  
EMAIL: [KSTOTTS@WINSTEAD.COM](mailto:KSTOTTS@WINSTEAD.COM)

**ATTACHMENT 1**

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for White Rock Bluffs Havenwood Heights, recorded as Document No. 202400185601, Official Public Records of Dallas County, Texas.
2. White Rock Bluffs Havenwood Heights Community Manual, recorded under Document No. 202400186858 Official Public Records of Dallas County, Texas.

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

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**Instrument Number:** 202400206146

eRecording - Real Property

Recorded On: October 11, 2024 02:17 PM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 202400206146  
Receipt Number: 20241011000246  
Recorded Date/Time: October 11, 2024 02:17 PM  
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

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.