

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
TIMINERI ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Timineri Estates Homeowners Association, Inc.**

1. The name of the subdivision is Timineri Estates.
2. The name of the association is Timineri Estates Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Timineri Estates

Recording Data

Recorded on March 28, 2019, under Instrument No.
20190328010001470, Real Property Records, Collin
County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Timineri Estates
Homeowners Association, Inc., recorded on April 9, 2019, under Instrument No.
20190409000377440 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Timineri Estates Homeowners Association, 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 association's designated representative is as follows:

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

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.

8. Property Transfer /Resale Fees:

| | |
|--|----------|
| Resale Certificate: | \$375.00 |
| Resale Certificate Update: | \$75.00 |
| Transfer Fee: | \$250.00 |
| Optional Inspection Fee: | \$150.00 |
| Reserve Contribution Builder: to Homeowner (First Sale) | \$325.00 |

9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 11th day of September, 2024

**TIMINERI ESTATES HOMEOWNERS ASSOCIATION,
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coglian
Name: Beverly Coglian

ACKNOWLEDGMENT

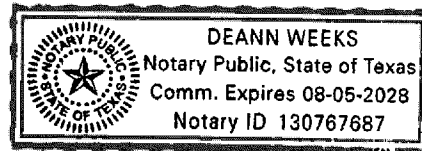
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 11th day of September, 2024, by Beverly Coghlan, Agent of Timineri Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

My Commission Expires: 8-5-2028



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

Instrument Number: 2024000111744

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 11, 2024 10:43 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: 2024000111744
Receipt Number: 20240911000259
Recorded Date/Time: September 11, 2024 10:43 AM
User: Kacy 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