

**MANAGEMENT CERTIFICATE  
FOR  
ABBEY CROSSING OWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Abbey Crossing 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: Abbey Crossing.
2.     The name of the Association: Abbey Crossing Owners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Abbey Crossing HOA  
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  
Working Capital:        \$350.00

[ACKNOWLEDGEMENT PAGE FOLLOWS]

**ACKNOWLEDGEMENT**

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

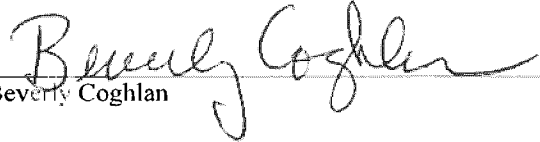
**ABBEY CROSSING OWNERS ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: \_\_\_\_\_

Name: Beverly Coghlan



STATE OF TEXAS

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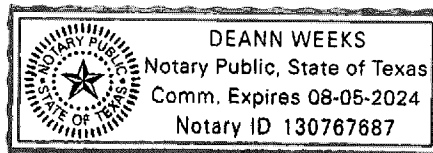
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2023, by Beverly Coghlan, Agent for the Association of ABBEY CROSSING OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Abbey Crossing at Forest Grove #1A – February 11, 2015	Document No. 20150211010000550
Abbey Crossing at Forest Grove #1B – October 20, 2015	Document No. 20151020010003680
Abbey Crossing at Forest Grove #2 – July 28, 2016	Document No. 20160728010003020
Abbey Crossing #3 - December 10, 2013	Document No. 20131210010003470
Declaration of Covenants, Conditions, and Restrictions for Abbey Crossing – January 29, 2014	Document No. 20140129000083610
Declaration of Addition of Land – March 13, 2014	Document No. 20140313000234410
First Amendment to Declaration – March 13, 2014	Document No. 20140313000234400

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

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**Instrument Number:** 2023000099830

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 30, 2023 10:48 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: 2023000099830  
Receipt Number: 20230830000083  
Recorded Date/Time: August 30, 2023 10:48 AM  
User: Amanda J  
Station: Station 6

**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