

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 22713

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: March 06, 2025 08:40 AM

Number of Pages: 4

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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: 22713  
Receipt Number: 20250305000662  
Recorded Date/Time: March 06, 2025 08:40 AM  
User: John M  
Station: Station 37

**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

**MANAGEMENT CERTIFICATE  
FOR  
SHAHAN LAKEVIEW COMMUNITY ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Shahan Lakeview Community Association, Inc., 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: Shahan Lakeview Addition.
2.     The name of the Association: Shahan Lakeview Community Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Shahan Lakeview Community Association, Inc.  
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:        \$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

## ACKNOWLEDGEMENT

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

**SHAHAN LAKEVIEW COMMUNITY  
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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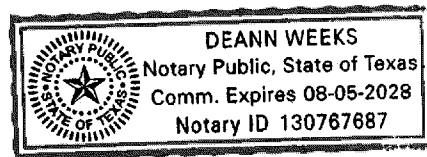
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2025, by Beverly Coghlan, Agent for the Association of SHAHAN LAKEVIEW COMMUNITY 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>
Shahan Lakeview Addition Ph 1 Plat – February 21, 2007	Document No. 2007-20827
Shahan Lakeview Addition Ph 1 (Plat Amend) – May 5, 2017	Document No. 2017-210
Shahan Lakeview Addition Ph 2 – September 6, 2019	Document No. 2019-378
Declaration of Covenants, Conditions and Restrictions for Shahan Lakeview Community Association, Inc. – October 23, 2017	Document No. 2017-130612
Notice of Addition of Land to Declaration (Ph 2) – October 24, 2019	Document No. 2019-135047