

**MANAGEMENT CERTIFICATE
FOR
WATERFORD TRAILS OWNERS ASSOCIATION, INC.**

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

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

 Waterford Trails Owners 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>

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.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**WATERFORD TRAILS OWNERS ASSOCIATION,
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

Title: President

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 21 day of March, 2024, by Beverly Coghlan, Agent for the Association of WATERFORD TRAILS OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

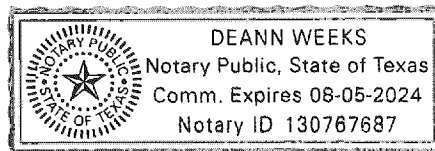


EXHIBIT A

Document	Recording Information
Waterford Trails Phase 1: Vol N Page 477 Nov 26, 2001	Document No 2001112600150526
Amended Plat Waterford Trails Phase 1: Vol P Page 295 Nov 25, 2003	Document No. 20031125002311760
Declaration of Covenants, Conditions and Restrictions for Waterford Trails May 3, 2002	Document No. 20020503000636550
First Supplemental Declaration December 20, 2004	Document No 20041220001808220
First Amendment to Declaration of Covenants, Conditions and Restrictions October 28, 2005	Document No. 20051028001528890
Waterford Trails Phase 2: Vol P Page 428 - Jan 20, 2004	Document No 2004012000084440
Waterford Trails Phase II Correction of Plat September 17, 2004	Document No. 20040917001376340
Supplemental Filing to Declaration December 22, 2008	Document No 20081222001441500
Second Amendment to Declaration of Covenants, Conditions and Restrictions April 16, 2021	Document No.20210416000774300
Notice of Rescission of the Second Amendment to the Declaration of Covenants, Conditions, and Restrictions February 14, 2022	Document No 20220214000249840

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

Instrument Number: 2024000032528

eRecording - Real Property

CERTIFICATE

Recorded On: March 21, 2024 02:28 PM

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: 2024000032528
Receipt Number: 20240321000463
Recorded Date/Time: March 21, 2024 02:28 PM
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