

**MANAGEMENT CERTIFICATE
FOR
ANDERSON CROSSING HOMEOWNERS ASSOCIATION, INC.**

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

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

Anderson Crossing Homeowners 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
Reserve Contribution Fee:	\$350.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**ANDERSON CROSSING HOMEOWNERS ASSOCIATION,
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan

Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 26 day of March, 2024, by Beverly Coghlan, Agent for the Association of ANDERSON CROSSING HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

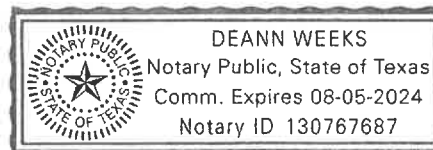


EXHIBIT A

Document	Recording Information
Anderson Crossing Plat – September 8, 2023	Document – Book D, Page 76: P2023000031
Declaration of Covenants, Conditions and Restrictions for Anderson Crossing Homeowners Association, Inc. – October 6, 2023	Document No. 2023006352

FILED AND RECORDED
Fannin County, Texas
Tammy Biggar, County Clerk
101 E. Sam Rayburn Dr. #102
Bonham, Tx 75418

FILING AND RECORDING DATE: 04/01/2024 3:15PM

RECORDING FEE: 33.00

Instrument Number: 2024001998

Document Type: CERTIFICATE

Number Of Pages: 4

Parties: ANDERSON CROSSING HOMEOWNERS ASSOCIATION INC

To: ANDERSON CROSSING

Receipt # 4048988

DocId 8068113

Received By: VICKIE MILLER

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

I hereby certify that this instrument was FILED AND RECORDED on the date and time stamped hereon and FILED AND RECORDED in the OFFICIAL PUBLIC RECORDS of Fannin County, Texas.



Tammy Biggar
Tammy Biggar, Fannin County Clerk

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of

By: VICKIE MILLER
Deputy

FILED AND RECORDED
In the Official Public Records
of Fannin County Texas
Tammy Biggar, Fannin County Clerk
Document #: 2024001998
04/01/2024 03:15:08 PM
As: CERTIFICATE
Number of Pages: 4
Receipt #: 4048988