

AFTER RECORDING, RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THE GROVE FRISCO RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of THE GROVE FRISCO RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, NASH FM 3537, LLC, a Delaware limited liability company, as Declarant, executed and previously placed of record that certain The Grove Frisco Master Covenant [Residential], filed and recorded on December 6, 2017, as Instrument No. 20171206001611130 in the Official Public Records of Collin County, Texas (the "*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision(s) which are the subject of the Declaration are as follows: The Grove Frisco Garilen Phase 1A, The Grove Frisco Garilen Phase 1B, The Grove Frisco Phase 2, The Grove Frisco Phase 3, The Grove Frisco Phase 4, The Grove Frisco Phase 5, The Grove Frisco Phase 6, The Grove Frisco Phase 7, The Grove Frisco Phase 8, The Grove Frisco Phase 9, The Grove Frisco Phase 10, The Grove Frisco Phase 11A, The Grove Frisco Phase 11B, The Grove Frisco Phase 12, and The Grove Frisco Phase 13.

2. **Name and Mailing Address of the Association.** The name of the Association is The Grove Frisco Residential Community, Inc., and its mailing address is Cohere Life, Inc., 18001 N. 79th Ave #C56, Glendale, AZ 85308.

3. **Recording Data for the Subdivision.** The recording data for the subdivision(s) are as shown on Exhibit A, attached and incorporated herein for all purposes.

4. **Recording Data for the Declaration.** The Grove Frisco Master Covenant [Residential], filed and recorded on December 6, 2017, as Instrument No. 20171206001611130; The Grove Frisco Development Area Declaration [Residential], filed and recorded on December 6, 2017, as Instrument No. 20171206001615550. The Grove Frisco Development Area Declaration [Townhomes], filed and recorded on April 12, 2021, as Instrument No. 20210412000733660, along with any and all amendments and supplements thereto, recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Cohere Life, Inc., 18001 N. 79th Ave #C56, Glendale, AZ 85308, phone number (480) 367-2626 and email connect@coherelife.com.

6. **Website:** The Association's website may be found at www.TheGroveFriscoCommunity.com.

7. **Fees Due Upon Property Transfer:** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate	\$375.00
HomeWise Does Fee	\$50.00
Lender Questionnaire	\$100.00
Rush Fees	\$45.00 - \$125.00

8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o HomeWiseDoes via www.homewisedoes.com. The phone number for HomeWiseDoes is (866) 925-5004. Alternatively, you may contact Cohere Life, Inc., 18001 N. 79th Ave #C56, Glendale, AZ 85308 or telephone (480) 367-2626.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**THE GROVE FRISCO
RESIDENTIAL COMMUNITY, INC.,
a Texas non-profit corporation**

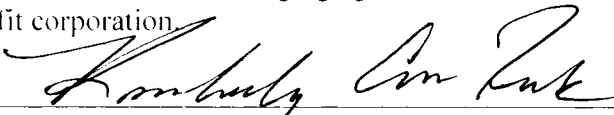
By: Cohere Life, Inc.

Its: Managing Agent

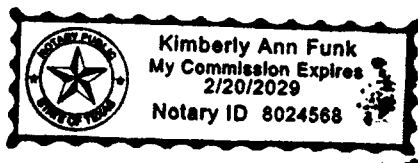
By: 
Bryanna Wright, Executive Director

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 2^d day of June 2025, by
Bryanna Wright, Executive Director with Cohere Life, Inc., the managing agent of The Grove Frisco
Residential Community, Inc., a Texas non-profit corporation.



Notary Public, State of Texas



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

Instrument Number: 2025000069670

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 03, 2025 03:35 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: 2025000069670
Receipt Number: 20250603000629
Recorded Date/Time: June 03, 2025 03:35 PM
User: Deborah H
Station: Workstation cck028

Record and Return To:

CSC



**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

