

**Kaufman County**  
**Laura Hughes**  
**County Clerk**  
**Instrument Number: 2024-0012696**

**Billable Pages: 3**  
**Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 04/29/2024 at 01:39 PM  <b>Document Number:</b> <u>2024-0012696</u>  <b>Receipt No:</b> <u>24-11450</u>  <b>Amount:</b> \$ <u>33.00</u>  <b>Vol/Pg:</b> <u>V:8483 P:171</u>	E-RECORDING



**STATE OF TEXAS**  
**COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

*Laura A. Hughes*

Laura Hughes, County Clerk

**Recorded By:** Beatriz Saucedo, Deputy

**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.**

**Record and Return To:**

NEIGHBORHOOD MANAGEMENT, INC  
1024 S. GREENVILLE AVENUE, SU  
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE  
AMENDED FOR  
OVERLAND GROVE OWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Overland Grove 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: Overland Grove.
2.     The name of the Association: Overland Grove Owners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                  Overland Grove 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](mailto: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
Updated Resale Certificate:	\$75.00
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.

**OVERLAND GROVE OWNERS 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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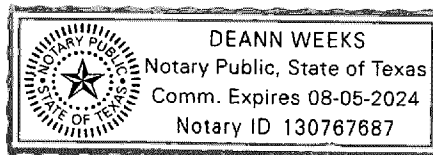
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 29<sup>th</sup> day of April, 2024, by Beverly Coghlan, Agent for the Association of OVERLAND GROVE OWNERS 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>
Overland Grove - Phase 1 – January 3, 2019	Document No. 2019-0000216
Overland Grove - Phase 1B – January 14, 2020	Document No. 2020-0001193
Overland Grove - Phase 2 – April 22, 2019	Document No. 2019-0006859
Overland Grove - Phase 3A – August 19, 2021	Document No. 2021-0033287
Declaration of Covenants, Conditions and Restrictions for Overland Grove Owners Association, Inc. – January 11, 2019	Document No. 2019-0000848
Amendment to Declaration – April 12, 2024	Document No. 2024-0010886