

Denton County
Juli Luke
County Clerk

Instrument Number: 76168

ERecordings-RP

CERTIFICATE

Recorded On: July 18, 2024 08:11 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 76168
Receipt Number: 20240717000583
Recorded Date/Time: July 18, 2024 08:11 AM
User: Jennifer K
Station: Station 38

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
STARK FARMS HOMEOWNERS ASSOCIATION, INC.**

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

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

 Stark Farms Homeowners Association
 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: One half (1/2) annual assessment.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**STARK FARMS 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

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This instrument was acknowledged before me on the 17th day of July, 2024, by Beverly Coghlan, Agent for the Association of STARK FARMS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

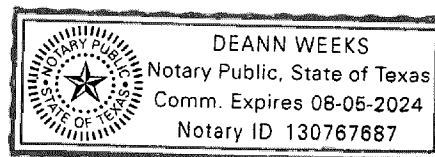


EXHIBIT A

Document	Recording Information
Stark Farms, Phase 1 – January 31, 2020	Document No. 2020-41
Stark Farms, Phase 2 – July 20, 2021	Document No. 2021-285
Stark Farms, Phase 3 – February 10, 2023	Document No. 2023-38
Declaration of Covenants, Conditions and Restrictions for Stark Farms – August 25, 2020	Document No. 2020-129799
Supplemental / Amended Declaration – April 13, 2021	Document No. 2021-65393
Supplemental Declaration – April 23, 2021	Document No. 2021-73291
Supplemental Declaration – September 3, 2021	Document No. 2021-162183