

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

**COUNTY OF ELLIS AND JOHNSON** §

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of SOUTH POINTE MASTER HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

**WHEREAS**, IPRR South Pointe-1, LLC, a Delaware limited liability company, as Declarant, placed of record that certain Master Declaration of Covenants, Conditions and Restrictions for South Pointe filed on March 4, 2016 as Instrument No. 2016-4961 of the Official Public Records of Johnson County, Texas; and filed on March 4, 2016 as Instrument No. 1606184 of the Official Public Records of Ellis County, Texas (the “*Declaration*”), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

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

1. **Name of the Subdivision.** The name of the subdivision subject to the Declaration is Southpointe – Phase 1A, Section 1; Phase 1A, Phase 1B; Section 2; Phase 2; Phase 3; Phase 4; Phase 5; and Phase 6A.
2. **Name and Mailing Address of the Association.** The name of the Association is South Pointe Master Homeowners' Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is Southpointe, an Addition to the City of Mansfield, Ellis and Johnson County, Texas, according to the Plat recorded in Volume 10, Page 812 (Phase 1A, Section 1); Volume 10, Page 971 (Phase 1A, Section 2); Volume 10, Page 815 (Phase 1B); Volume 11, Page 506 (Phase 2); Volume 11, Page 605 (Phase 3); Instrument No. 2020-99 (Phase 4); Instrument No. 2020-226 (Phase 5); and Volume 11, Page 619 (Phase 6) of the Map/Plat Records of Ellis and Johnson County, Texas, including any amendments and replats.

4. **Recording Data for the Declaration.** The Declaration is filed as Instrument No. 2016-4961 of the Official Public Records of Johnson County, Texas and as Instrument No. 1606184 of the Official Public Records of Ellis County, Texas and the Subordinate Declaration of Covenants, Conditions and Restrictions for The Estates at South Pointe in the Official Public Records of Johnson County, Texas, and Official Public Records of Ellis County, Texas, and the Subordinate Declaration of Covenants, Conditions and Restrictions for The Estates at South Pointe (Phase 3) as Instrument No. 2020-3561 of the Official Public Records of Johnson County, Texas, and any additional amendments thereof or supplements thereto.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

6. **Website:** The Association's website may be found at <https://neighborhoodmanagement.com>.

7. **Fees Due Upon Property Transfer:** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) \$75.00 fees for resale certificate update; (iii) up to \$250.00 transfer fee; and (iv) up to \$150.00 as the working capital fee. Optional property inspection fee of \$150.00.

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via <https://neighborhoodmanagement.com> or [www.homewisedocs.com](http://www.homewisedocs.com). The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com).

**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.

**[SIGNATURE PAGE TO FOLLOW]**

**ASSOCIATION:**

**SOUTH POINTE MASTER HOMEOWNERS'  
ASSOCIATION, INC.,  
a Texas non-profit corporation**

By: Neighborhood Management, Inc.  
Its: Managing Agent

By: Beverly Coghlan  
Beverly Coghlan, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 09<sup>th</sup> day of September, 2021, by Beverly Coghlan, Community Manager at Neighborhood Management, Inc., the Managing Agent of South Pointe Master Homeowners' Association, Inc., a Texas non-profit corporation.

Deann Weeks  
Notary Public, State of Texas

