

**Kaufman County
Laura Hughes
County Clerk
Instrument Number: 2025-0038371**

**Billable Pages: 4
Number of Pages: 5**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 12/09/2025 at 12:25 PM</p> <p>Document Number: <u>2025-0038371</u></p> <p>Receipt No: <u>25-34244</u></p> <p>Amount: \$ <u>37.00</u></p> <p>Vol/Pg: <u>V:9249 P:265</u></p>	<p>E-RECORDING</p>



**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: Lyndsey Fulton, 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:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 210
AUSTIN, TX 78701



**MANAGEMENT CERTIFICATE
OF
CRANE CROSSING RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Crane Crossing Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Crane Crossing.
2. The name of the Association: Crane Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property situated in Kaufman County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Crane Crossing, recorded under Document No. 2025-0038285 in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Crane Crossing Residential Community, Inc., c/o Neighborhood Management Inc., 1024 S. Greenville Ave., Ste 230, Allen, TX 75002, Attn: Beverly Coghlan.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Crane Crossing Residential Community, Inc. c/o Neighborhood Management Inc.
Mailing Address:	1024 S. Greenville Ave, Ste. 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1538
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association’s dedicatory instruments:
www.neighborhoodmanagement.com.
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$750.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 15th day of December, 2025.

**CRANE CROSSING RESIDENTIAL COMMUNITY,
INC.,**

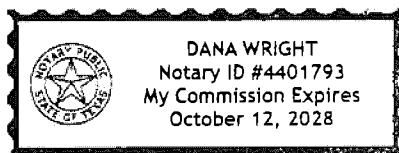
a Texas nonprofit corporation

By: Kellie Smith
Printed Name: Kellie Smith
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 1 day of December, 2025, by Kellie Smith, President of CRANE CROSSING RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Dana Wright
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Crane Crossing, recorded under Document No. 2025-0038285 in the Official Public Records of Kaufman County, Texas, as the same may be amended from time to time.
2. Crane Crossing Community Manual, recorded under Document No. 2025-0038328 in the Official Public Records of Kaufman County, Texas, as the same may be amended and supplemented from time to time.
3. Crane Crossing Adoption of Working Capital Assessment, recorded under Document No. 2025-0038323 in the Official Public Records of Kaufman County, Texas.

ATTACHMENT 1

CRANE CROSSING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

4932-6779-9656v.4 52919-895 10/30/2025

#2025-0038371

Filed for Record in Kaufman County TX
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