

**MANAGEMENT CERTIFICATE
FOR
WESTSIDE MANOR HOMEOWNERS ASSOCIATION, INC.**

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

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

 Westside Manor Homeowners 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
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: \$400.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**WESTSIDE MANOR HOMEOWNERS
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 26 day of March, 2024, by Beverly Coghlan, Agent for the Association of WESTSDIE MANOR HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

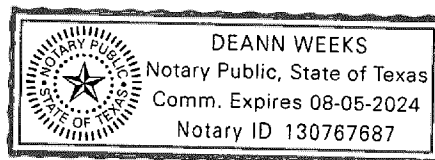


EXHIBIT A

Document	Recording Information
Westside Manor – Phase 1 April 4, 2016	Document No.201600087071
Westside Manor - Phase 2 April 4, 2016	Document No. 201600087094
Declaration of Covenants, Conditions and Restrictions for Westside Manor July 6, 2017	Document No.201700187310

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400060545

eRecording - Real Property

Recorded On: March 27, 2024 09:34 AM

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: 202400060545
Receipt Number: 20240326000943
Recorded Date/Time: March 27, 2024 09:34 AM
User: Kevin T
Station: CC123.dal.ccdc

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.