

**THE HOMEOWNERS ASSOCIATION OF
MONTICELLO ESTATES, INC.**

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for The Homeowners Association of Monticello Estates, Inc.

1. The name of the subdivision is: Monticello Estates.
2. The name of the Association is: The Homeowners Association of Monticello Estates, Inc. (the "Association").
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Declaration of Covenants, Conditions & Restrictions for Monticello Estates Addition, Phase I to the City of Southlake, Tarrant County, Texas, filed for record on May 10, 1995, as Instrument Number D195078818, Volume 11961, Page 2390 *et seq.*, of the Real Property Records of Tarrant County, Texas.
 - (ii) First Supplement to Declaration of Covenants and Restrictions for Monticello Estates Addition to the City of Southlake, Tarrant County, Texas filed for record on June 25, 1996, as Instrument No. D196121347, in the Official Public Records of Tarrant County, Texas.
 - (iii) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Monticello Estates filed for record on February 10, 2000, as Instrument No. D200029495, of the Official Public Records of Tarrant County, Texas.
 - (iv) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Monticello Estates filed for record on September 24, 2008, as Instrument No. 208369620, of the Official Public Records of Tarrant County, Texas.
5. The name and mailing address of the Association: The Homeowners Association of Monticello Estates, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave, Suite 230, Allen, Texas, 75013, Telephone Number: 972-359-1548, Email Address: managementcertificate@nmitx.com
6. The name and mailing address of the person managing the Association: Neighborhood Management, Inc., ATTN: Beverly Coghlan 1024 S. Greenville Ave, Suite 230, Allen, Texas, 75013, Telephone Number: 972-359-1548, Email Address: managementcertificate@nmitx.com
7. The website address of the Association: <https://neighborhoodmanagement.com>

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

- Resale Fee: \$375.00
- Working Capital Contribution: None

9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized managing agent on the 11th day of February, 2022.

**THE HOMEOWNERS ASSOCIATION OF
MONTICELLO ESTATES, INC.**

By: Beverly Coghlan
Beverly Coghlan, Managing Agent

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on this 11th day of February, 2022, by Beverly Coghlan, the Managing Agent of The Homeowners Association of Monticello Estates, Inc., a Texas property owners association, on behalf of said Texas property owners association.

Deann Weeks
Notary Public in and for the State of Texas

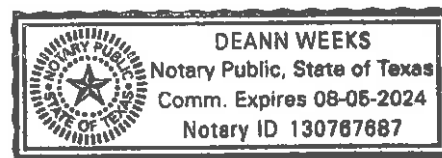


Exhibit "A"

1. Declaration of Covenants, Conditions & Restrictions for Monticello Estates Addition, Phase I to the City of Southlake, Tarrant County, Texas, filed for record on May 10, 1995, as Instrument Number D195078818, Volume 11961, Page 2390 *et seq.*, of the Real Property Records of Tarrant County, Texas.
2. Plat Monticello Estates Phase One - recorded in Cabinet A, Slide 2251, Plat Records, Tarrant County, Texas.
3. Amended Plat Monticello Estates Phase One - recorded in Cabinet A, Slide 2646, Plat Records, Tarrant County, Texas.
4. Plat Revision Monticello Estates Phase One - recorded in Cabinet A, Slide 3192, Plat Records, Tarrant County, Texas.
5. Plat Monticello Estates Phase Two - recorded in Cabinet A, Slide 2876, Plat Records, Tarrant County, Texas.
6. Joint Venture Resolution filed of record on June 5, 1995, as Volume 11983, Page 2244, *et seq.*, of the Real Property Records of Tarrant County, Texas.
7. First Supplement to Declaration of Covenants and Restrictions for Monticello Estates Addition to the City of Southlake, Tarrant County, Texas filed for record on June 25, 1996, as Instrument No. D196121347, in the Official Public Records of Tarrant County, Texas.
8. Notice of Filing of Dedicatory Instruments for Monticello Estates filed for record on February 1, 2000, at Instrument No. D200021970 of the Official Public Records of Tarrant County, Texas.
9. First Amendment to the Declaration of Covenants, Conditions and Restrictions for Monticello Estates filed for record on February 10, 2000, as Instrument No. D200029495, of the Official Public Records of Tarrant County, Texas.
10. First Supplement to Notice of Filing of Dedicatory Instruments for Monticello Estates filed of record on April 19, 2002, at Instrument No. D202108412 of the Official Public Records of Tarrant County, Texas.
11. Second Amendment to the Bylaws of The Homeowners Association of Monticello Estates, Inc., filed for record on March 15, 2004, as Instrument No. D204077333, of the Official Public Records of Tarrant County, Texas.
12. First Amendment to Notice of Filing of Dedicatory Instruments for Monticello Estates (which contained The Homeowners Association of Monticello Estates, Inc. - Resolution Adopted by the Board of Directors - Assessment Collection Policy) (the "2005 Collection Policy"), filed for record on December 13, 2005, at Instrument No. D205369028 of the Official Public Records of Tarrant County, Texas.

13. Second Supplement to Notice of Filing of Dedicatory Instruments for Monticello Estates filed for record on April 24, 2007, at Instrument No. D207141420 of the Official Public Records of Tarrant County, Texas.
14. Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Monticello Estates filed for record on September 24, 2008, as Instrument No. 208369620, of the Official Public Records of Tarrant County, Texas.
15. Memorandum of Oil and Gas Lease filed for record on May 6, 2009, as Instrument No. D209120928, of the Official Public Records of Tarrant County, Texas.
16. Third Supplement to Notice of Filing of Dedicatory Instruments for Monticello Estates filed for record on August 24, 2009, at Instrument No. D209226774 of the Official Public Records of Tarrant County, Texas.
17. Fourth Supplement to Notice of Filing of Dedicatory Instruments for Monticello Estates (which contained, among other documents, The Homeowners Association of Monticello Estates, Inc. - Payment Plan Policy), filed for record on October 3, 2012, at Instrument No. D212244994 of the Official Public Records of Tarrant County, Texas.
18. Fifth Supplement to Notice of Filing of Dedicatory Instruments for Monticello Estates (which replaced the previously recorded 2005 Collection Policy and the previously recorded Payment Plan Policy with the instrument thereto, entitled "Assessment Collection and Payment Plan Policy"), filed for record on March 28, 2014, at Instrument No. D214060812 of the Official Public Records of Tarrant County, Texas.
19. Sixth Supplement to Notice of Filing of Dedicatory Instrument for Monticello Estates (which contains the Guidelines for Display of Political Signs), filed for record on July 25, 2016, as Instrument No. D216165857, of the Official Public Records of Tarrant County, Texas.
20. Board resolution increasing the number of Directors from 5 to 6, filed for record on March 5, 2019, as Instrument No. D219042323, of the Official Public Records of Tarrant County, Texas.
21. Seventh Supplement to Notice of Filing of Dedicatory Instrument for Monticello Estates (which contains multiple policies of the Association), filed for record on February 7, 2022, as Instrument No. D222034320, of the Official Public Records of Tarrant County, Texas.