

**MANAGEMENT CERTIFICATE
FOR
PARKWOOD RANCH HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Parkwood Ranch 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: Parkwood Ranch
2. The name of the Association: Parkwood Ranch Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:
5. Parkwood Ranch Homeowners Association, Inc.
 c/o Neighborhood Management Inc
 1024 S Greenville Ave, Suite 230
 Allen, TX. 75002
6. 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
7. Website for Dedicatory Instruments: <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 Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**PARKWOOD RANCH 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

§

This instrument was acknowledged before me on the 6th day of October, 2023, by Beverly Coghlan, Agent for the Association of Parkwood Ranch Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

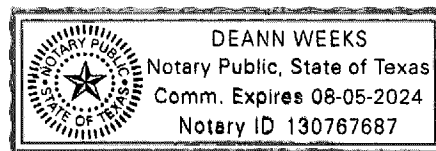


EXHIBIT A

Document	Recording Information
Parkwood Ranch Phase I Cabinet Q, Page 307 April 11, 2005	Document No. 2005-0046808
Declaration of Covenants, Conditions and Restrictions for Parkwood Ranch - January 17, 2006	Document No.20060117000066570
Parkwood Ranch, Phase II December 4, 2013	Document No. 20131204010003440

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000116204

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 06, 2023 05:23 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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: 2023000116204
Receipt Number: 20231006000429
Recorded Date/Time: October 06, 2023 05:23 PM
User: Jennifer W
Station: Station 3

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

