

**Kaufman County  
Laura Hughes  
County Clerk**

**Instrument Number: 2023-0024581**

**Billable Pages: 3  
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p><b>On:</b> 08/30/2023 at 09:32 AM</p> <p><b>Document Number:</b> <u>2023-0024581</u></p> <p><b>Receipt No:</b> <u>23-22954</u></p> <p><b>Amount:</b> \$ <u>34.00</u></p> <p><b>Vol/Pg:</b> <u>V:8211 P:20</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:** Reece Collier, 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:**

NEIGHBORHOOD MANAGEMENT, INC  
1024 S. GREENVILLE AVENUE, SU  
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE  
FOR  
BRIARWOOD HILLS HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Briarwood Hills Homeowners Association, 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: Briarwood Hills.
2.     The name of the Association: Briarwood Hills Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                  Briarwood Hills HOA  
                                  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
Reserve Working Capital:	\$500.00 First Buyer.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

**ACKNOWLEDGEMENT**

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

**BRIARWOOD HILLS HOMEOWNERS ASSOCIATION,  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

§

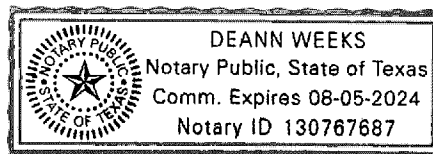
§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 23<sup>rd</sup> day of August, 2023, by Beverly Coghlan, Agent for the Association of BRIARWOOD HILLS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Briarwood Hills, Phase 1 – January 10, 2022	Document No. 2022-0001238
Declaration of Covenants, Conditions and Restrictions for Briarwood Hills Homeowners Association, Inc. – June 8, 2022	Document No. 2022-0022288