

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
FOR  
SANDEROS HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Sanders 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: Sanders.
2.     The name of the Association: Sanders Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                    Sanders 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:        \$750.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**SANDEROS 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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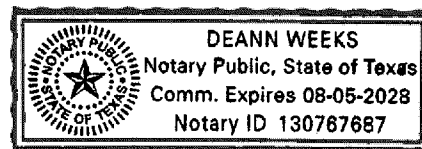
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 8<sup>th</sup> day of May, 2025, by Beverly Coghlan, Agent for the Association of SANDEROS 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>
Plat Map – May 10, 2024	Document No. D224082004
Declaration of Covenants, Conditions and Restrictions for Sanders Homeowners Association, Inc. – October 22, 2024	Document No. D2242179185
First Amendment to Declaration – December 10, 2024	Document No. D224219931