

**MANAGEMENT CERTIFICATE  
FOR  
LINKSIDE TOWNHOME ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Linkside Townhome 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: Linkside Addition.
2.     The name of the Association: Linkside Townhome Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:  
  
                                    Linkside Townhome 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:        Equal to 3 months dues.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**LINKSIDE TOWNHOME 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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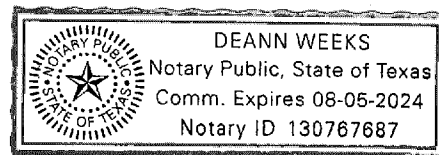
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COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 19 day of April, 2024, by Beverly Coghlan, Agent for the Association of LINKSIDE TOWNHOME 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>
Linkside Addition Plats – March 31, 2022	Document No. 202200089542
Declaration of Covenants, Conditions and Restrictions for Linkside Townhome Association, Inc. – November 7, 2023	Document No. 202300226666
Master Declaration (Las Colinas Association) – August 22, 1973	Document No. 73166/1001
Correction to Master Declaration – August 9, 1977	Document No. 77154/1096
Second Correction to Master Declaration – June 21, 1979	Document No. 79122/749
Third Correction to Master Declaration – April 9, 1982	Document No. 82071/3244
First Amendment to Corrected Master Declaration – May 6, 2014	Document No. 201400111545
Second Amendment to Declaration – July 30, 2020	Document No. 202000193684

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

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**Instrument Number:** 202400079304

eRecording - Real Property

**Recorded On:** April 19, 2024 02:29 PM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

**Total Recording:** \$33.00

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**\*\*\*\*\* 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:** 202400079304  
**Receipt Number:** 20240419000662  
**Recorded Date/Time:** April 19, 2024 02:29 PM  
**User:** Hilga R  
**Station:** CC132.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", is written over a horizontal line.