

**MANAGEMENT CERTIFICATE
FOR
CANTURA COVE OWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Cantura Cove Owners 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: Cantura Cove.
2. The name of the Association: Cantura Cove Owners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

 Cantura Cove 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
 Working Capital: *Equal 1/6 (one-sixth) annual assessment.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

CANTURA COVE OWNERS 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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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 23rd day of August, 2023, by Beverly Coghlan, Agent for the Association of CANTURA COVE OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

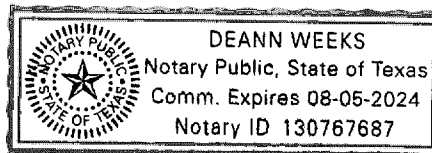


EXHIBIT A

Document	Recording Information
Cantura Cove Addition, Phase I – October 28, 1999	Document No. 199900787647
Cantura Cove Addition, Phase II – February 22, 2000	Document No. 200000903275
Cantura Cove Addition, Phase II – February 23, 2000	Document No. 200000904257
Cantura Cove Addition, Phase III – May 22, 2001	Document No. 200101392276
Declaration of Covenants, Conditions and Restrictions for Cantura Cove – October 1, 1999	Document No. 199900756239
Correction to Amendment to Declaration – April 9, 2001	Document No. 1340436

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

Instrument Number: 202300175056

eRecording - Real Property

Recorded On: August 30, 2023 10:29 AM

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: 202300175056
Receipt Number: 20230830000263
Recorded Date/Time: August 30, 2023 10:29 AM
User: Lynn G
Station: Cc147

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", located to the right of the printed name and title.