

**Grayson County  
Deana Patterson  
County Clerk  
Sherman, TX 75090**

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**Instrument Number:** 2024 - 1422

ERecordings-RP

**Recorded On:** January 16, 2024 02:19 PM

**Number of Pages:** 5

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

**Total Recording:** \$27.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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**File Information:**

**Document Number:** 1422  
**Receipt Number:** 20240116000134  
**Recorded Date/Time:** January 16, 2024 02:19 PM  
**User:** Crystal T  
**Station:** CLERK06

**Record and Return To:**

Simplifile  
100 W. Houston Ste. 17  
  
Sherman TX 75090



**STATE OF TEXAS  
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson  
County Clerk  
Grayson County, TX

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
SWEETWATER SPRINGS PHASE 2 RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Sweetwater Springs Phase 2 Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF SWEETWATER SPRINGS PHASE 2 RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2023-15632, OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY, TEXAS.

1. The name of the subdivision: Sweetwater Springs Phase 2.
2. The name of the Association: Sweetwater Springs Phase 2 Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sweetwater Springs Phase 2, recorded under Document No. 2023-15570 in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sweetwater Springs Phase 2 Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Sweetwater Springs Phase 2 Residential Community, Inc., c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

This Certificate is effective as of the 10<sup>th</sup> day of January, 2024.

**SWEETWATER SPRINGS PHASE 2 RESIDENTIAL  
COMMUNITY, INC.,**

a Texas nonprofit corporation

By: [Signature]  
Name: David L Booth  
Title: Officer

STATE OF TEXAS

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COUNTY OF Dallas

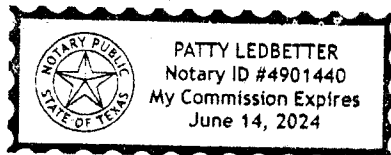
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This instrument was acknowledged before me on the 10<sup>th</sup> day of January, 2024 by David Booth officer of SWEETWATER SPRINGS PHASE 2 RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Sweetwater Springs Phase 2, recorded under Document No. 2023-15570 in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time.
2. Sweetwater Springs Phase 2 Community Manual, recorded under Document No. 2023-15596 in the Official Public Records of Grayson County, Texas.
  - (a) Sweetwater Springs Phase 2 First Supplement to Community Manual, recorded under Document No. 2024-1408, in the Official Public Records of Grayson County, Texas.
3. Sweetwater Springs Phase 2 Adoption of Working Capital Assessment, recorded under Document No. 2023-15592 in the Official Public Records of Grayson County, Texas.