

Denton County
Juli Luke
County Clerk

Instrument Number: 120106

ERecordings-RP

CERTIFICATE

Recorded On: November 08, 2023 12:20 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 120106
Receipt Number: 20231108000245
Recorded Date/Time: November 08, 2023 12:20 PM
User: Calinda B
Station: Station 20

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
ABBEY MOORE OF TROPHY CLUB HOMEOWNERS' ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Abbey Moore of Trophy Club 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: The Highlands of Trophy Club Neighborhood 8 - Phase 1.
2. The name of the Association: Abbey Moore of Trophy Club Homeowners' Association, Inc.
3. The recording data for the subdivision: The recording data for the subdivision are those certain maps or plats for the Highlands of Trophy Club Neighborhood 9 – Phase 1, located in the Town of Trophy Club, Denton County, Texas and described on Exhibit A attached and incorporated herein by reference and/or supplemented in the Official Map/Plat Records of Denton, County, Texas.
4. The name and mailing address of the Association:

Abbey Moore of Trophy Club 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
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**ABBEY MOORE OF TROPHY CLUB 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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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 8 day of November, 2023, by Beverly Coghlan, Agent for the Association of ABBEY MOORE OF TROPHY CLUB HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

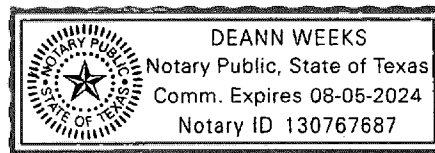


EXHIBIT A

Document	Recording Information
Declaration of Covenants, Conditions and Restrictions for Abbey Moore of Trophy Club Homeowners' Association, Inc.	Document No. 2011-41528 <i>et. Seq.</i> , of the Official Public Records of Denton County, Texas and any additional amendments thereof or supplements thereto recorded in the Official Public Records of Denton County, Texas.