

**MANAGEMENT CERTIFICATE  
OF  
ARBOR TRAILS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Arbor Trails 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:

1. The name of the subdivision: Arbor Trails.
2. The name of the Association: Arbor Trails Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Arbor Trails, recorded under Document No. 2024000032888, in the Official Public Records of Collin 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: Arbor Trails 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:	The Woods at Lindsey Place 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><a href="mailto:managementcertificate@nmitx.com">managementcertificate@nmitx.com</a></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 4<sup>th</sup> day of March 2024

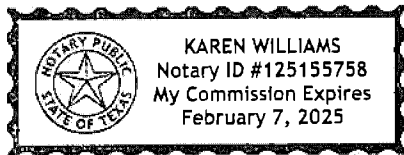
ARBOR TRAILS RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: Patty Ledbetter  
Printed Name: Patty Ledbetter  
Title: President

STATE OF TEXAS §  
COUNTY OF Dallas §

This instrument was acknowledged before me on the 4<sup>th</sup> day of March 2024 by Patty Ledbetter, President of ARBOR TRAILS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Karen Williams  
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 Arbor Trails, recorded under Document No. 2024000032888, in the Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Arbor Trails Community Manual, recorded under Document No. 2024000032951, in the Official Public Records of Collin County, Texas, as same may be amended and supplemented from time to time.
3. Arbor Trails Adoption of Working Capital Assessment, recorded under Document No. 2024000032968, in the Official Public Records of Collin County, Texas.

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2024000034185

eRecording - Real Property

CERTIFICATE

Recorded On: March 26, 2024 10:31 AM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 2024000034185  
Receipt Number: 20240326000259  
Recorded Date/Time: March 26, 2024 10:31 AM  
User: Kim D  
Station: Workstation cck024

**Record and Return To:**

Simplifile



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX