

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SOUTH HAVEN RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of South Haven Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of South Haven Residential Community, Inc. recorded as Document No. 201900184958, in the Official Public Records of Dallas County, Texas.

1. Name of the Subdivision: South Haven.
2. Name of the Association: South Haven Residential Community, Inc., a Texas nonprofit corporation.
3. Recording Data for the Subdivision: Lots 1 through 43, Block A; Lots 1 through 5, Block B; Lots 1 through 29, Block C; Lots 1 through 20, Block D; Lots 1 through 35, Block E; Lots 1 through 38, Block F; Lots 1 through 25, Block G; and Lots 1 through 8, Block H, South Haven Addition, a subdivision in the City of Irving, Dallas County, Texas according to the plat recorded under Document No. 2018-20024 of the Official Public Records of Dallas County, Texas.
4. Recording Data for the Declaration. The recording data for the declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. Name and Contact Information for the Managing Agent of the Association:

 South Haven Residential Community, Inc.
 c/o 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: The Association's website may be found at
 <https://neighborhoodmanagement.com>

7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Rush Fee:	\$75.00
Transfer Fee:	\$250.00
Refinance Fee:	\$150.00
Working Capital Assessment:	\$150.00
Resale Certificate Fee Update:	Free up to 14 days
Updates from 14 to 180 days:	\$100.00.

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

8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

EXECUTED to be effective on the date this instrument is Recorded.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

SOUTH HAVEN RESIDENTIAL COMMUNITY, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

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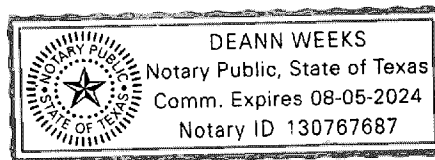
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 3rd day of June, 2024, by Beverly Coghlan, Agent for the Association of South Haven Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

My Commission Expires: 8.5.2024



ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for South Haven, recorded as Document No. 201900181491, Official Public Records of Dallas County, Texas.
2. South Haven Adoption of Working Capital Assessment, recorded as Document No. 201900184956, Official Public Records of Dallas County, Texas.
3. South Haven Community Manual, recorded as Document No. 201900184957, Official Public Records of Dallas County, Texas.
4. South Haven First Supplement to Community Manual, recorded as Document No. 201200260446, Official Public Records of Dallas County, Texas.

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

Instrument Number: 202400111711

eRecording - Real Property

Recorded On: June 04, 2024 12:51 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 202400111711
Receipt Number: 20240603001012
Recorded Date/Time: June 04, 2024 12:51 PM
User: Blanca M
Station: CC137.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