

STATE OF TEXAS                    §  
   §  
COUNTY OF COLLIN               §

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
BRADDOCK PLACE HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of Braddock Place Homeowners Association, Inc., a Texas non-profit corporation ("the Association").

**WITNESSETH:**

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions of Braddock Place (the "Declaration"), is filed as Instrument No. 20071023001453900 *et. seq.*, and recorded in the Official Public Records of Collin County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies that as follows on behalf of the Association:

1.     Name of the Subdivision: The name of the subdivision subject to the Declaration is Braddock Place Phase 1A, Phase 1, Phase 2, Phase 3, and Phase 4.
  
2.     Name and Mailing Address of the Association: The name of the Association is Braddock Place Homeowners' Association, Inc., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
  
3.     Recording Data for the Subdivision: The recording data for the subdivisions are as follows: (i) Braddock Place Phase 1A, and Addition to the City of Wylie, Collin County, Texas filed as Instrument No. 20070615010002110; (ii) Braddock Place Phase 1, an Addition to the City of Wylie, Collin County, Texas filed as Instrument No.20071106010003910; (iii) Braddock Place Phase 2, an Addition to the City of Wylie, Collin County, Texas filed as Instrument No.20130725010002230; (iv) Braddock Place Phase 1A, an Addition to the City of Wylie, Collin County, Texas filed as Instrument No.201408007010002480; (v) Braddock Place Phase 4, an Addition to the City of Wylie, Collin County, Texas filed as Instrument No.20151230010004760 and Instrument No. 20160201010000380, according to the Official Map/Plat Records of Collin County, Texas.
  
4.     Recording Data for the Declaration. The Declaration is filed as Instrument No. 20071023001453900 *et. seq.*, and recorded in the Official Records of Collin County, Texas; and is amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Braddock Place, filed as Instrument

No.20141014001120910 and recorded in the Official Public Records of Collin County, Texas; along with that certain Supplemental Declaration, recorded as Instrument No. 20080104000020140; that certain Second Supplemental Declaration, recorded as Instrument No. 20130725001040700; that certain Third Supplemental Declaration, recorded as Instrument No.20140924001037910; that certain Fourth Supplemental Declaration recorded as Instrument No. 20140924001038400; and any additional amendments thereof or supplements thereto in the Official Public Records of Collin County, Texas.

5. 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: The Association's website may be found at <https://neighborhoodmanagement.com>

7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Initiation Fee:	\$200.00.

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.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**BRADDOCK PLACE HOMEOWNERS ASSOCIATION,  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: *Beverly Coghlan*  
Name: Beverly Coghlan

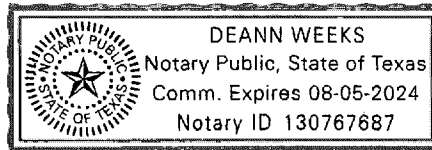
STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 19 day of March, 2024, by Beverly Coghlan, Agent for the Association of Braddock Place Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

*Deann Weeks*  
Notary Public Signature, State of Texas



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

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**Instrument Number:** 2024000031508

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 20, 2024 08:36 AM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 2024000031508  
Receipt Number: 20240319000493  
Recorded Date/Time: March 20, 2024 08:36 AM  
User: Dwayne K  
Station: Station 11

**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