

**MANAGEMENT CERTIFICATE
FOR
FIREWHEEL ESTATES RESIDENTIAL PHASE HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Firewheel Estates Residential Phase 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: Firewheel Estates.
2. The name of the Association: Firewheel Estates Residential Phase Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Firewheel Estates Residential Phase 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
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**FIREWHEEL ESTATES RESIDENTIAL PHASE
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 10th day of September, 2025, by Beverly Coghlan, Agent for the Association of FIREWHEEL ESTATES RESIDENTIAL PHASE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

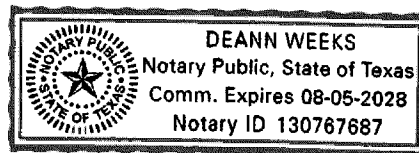


EXHIBIT A

Document	Recording Information
Plats:	
Replat of Lot 11, Firewheel Estate No.7, City of Garland – July 22, 1999	Document No. 199900669300
Firewheel Estate No. 11, City of Garland – July 31, 1997	Document No. 199701480514
Firewheel Estate No. 10, City of Garland – February 14, 1996	Document No. 199600317473
Final Plat Firewheel Estate No. 9 – December 12, 1994	Document No. 199402389043
Final Plat Firewheel Estate No. 6 – December 1, 1994	Document No. 199402318706
Final Plat Firewheel Estate No. 7 - October 4, 1994	Document No. 199401910091
Final Plat Firewheel Estate No. 8 – October 4, 1994	Document No. 199401910090
Firewheel Estate No. 5 – December 3, 1993	Document No. 199302348719
Firewheel Estate No. 4 – July 28, 1993	Document No. 199301451808
Firewheel Estate No. 3 – April 17, 1992	Document No. 199200762849
Final Plate of Firewheel Estate No. 2 – December 18, 1987	Document No. 198702445705
Firewheel Estate No. 1 – July 23, 1986	Document No. 198601215969
Restrictions:	
Declaration of Covenants, Conditions and Restrictions for Firewheel Estates – Residential Phase – October 9, 1986	Document No. 198601975908
First Amendment to Declaration – June 19, 1987	Document No. 198701180311
Second Amendment to Declaration – March 20, 1992	Document No. 1992_0564390
Ratification – April 13, 1995	Document No. 199500723979
Third Amendment to Declaration – May 16, 1995	Document No. 199500952767
Fourth Amendment to Declaration – May 14, 1998	Document No. 199800141890
Declaration of Covenants, Conditions and Restrictions for The Hills at Firewheel Estates – February 15, 1999	Document No. 199900472012
Declaration of Covenants, Conditions and Restrictions for Retreat at Firewheel Estates – July 13, 1999	Document No. 199900657245

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

Instrument Number: 202500190416

eRecording - Real Property

Recorded On: September 11, 2025 08:56 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500190416
Receipt Number: 20250910000614
Recorded Date/Time: September 11, 2025 08:56 AM
User: Hilga R
Station: CC132.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

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.