PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
FAIRWAY VILLAS

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

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Fairway Villas Homeowners Association, Inc.**

1. The name of the subdivision is Fairway Villas.

2. The name of the association is Fairway Villas Homeowners Association, Inc.

3. The recording data for the subdivision is as follows:

Subdivision	Recording Data
Fairway Villas at Ridgeview	Plat recorded on December 20, 2005 in Cabinet R, Page 221 and Instrument No. 20060912010003860 (and 2005-0178114), Plat Records, Collin County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

> Declaration of Covenants, Conditions and Restrictions for Fairway Villas, recorded on or about December 20, 2005, as Document No. 2005-0178121 (or 20051220001781210), Volume 06069, Page 02709 *et seq.*, of the Real Property Records of Collin County, Texas.
>
> First Amendment to the Declaration of Covenants, Conditions and Restrictions for Fairway Villas, recorded on or about October 29, 2018, as Document No. 20181029001341380, of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

> Fairway Villas Homeowners Association, Inc.
> c/o Neighborhood Management, Inc.
> 1024 S. Greenville Avenue, Suite 230
> Allen, Texas75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville Avenue, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548
Email: managementcertificate@nmitx.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

https://neighborhoodmanagement.com

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	$375.00
Updated Resale Certificate Fee	$75.00
Transfer Fee	$250.00
Optional Inspection Fee	$150.00
Working Capital Fee	Two Months Assessment

9. Other information the association considers appropriate:

For all resale and refinance information, please go to https://www.homewisedocs.com/

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 13th day of September, 2021.

Fairway Villas Homeowners Association, Inc.,
a Texas non-profit corporation

By: Beverly Coghlan

Printed Name: Beverly Coghlan

Title: Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF Collin §

This instrument was acknowledged before me on the 13th day of September, 2021, by Beverly Coghlan, Managing Agent of Fairway Villas Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

F/ManagementCertificates/2021FairwayVillas

DEANN WEEKS
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 130767687