

MANAGEMENT CERTIFICATE
OF
CLEARVIEW RANCH COMMUNITY ASSOCIATION, INC.

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

1. The name of the subdivision: Clearview Ranch.
2. The name of the Association: Clearview Ranch Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, as more particularly described in Exhibit A to that certain Clearview Ranch Master Covenant recorded under Document No. 2023000101414, 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 Covenant and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Clearview Ranch Community Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name:	Clearview Ranch Community Association, Inc., c/o Neighborhood Management, Inc.
Attn:	Jenn-Barnes-Callahan
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Telephone Number:	972-359-1548
Email Address:	managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments: www.assuredmanagement.com
8. Amount and description of fees related to property transfer in the subdivision:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

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

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

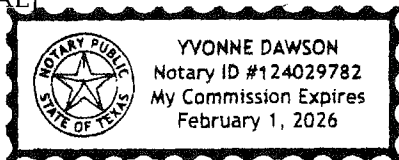
CLEARVIEW RANCH COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation

By: *Douglas Megary Erdmann*
Name: DOUGLAS MEGARY ERDMANN
Title: SECRETARY/TREASURER

THE STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on 30th day of August, 2023 by Douglas Erdmann the Secretary/Treasurer of Clearview Ranch Community Association, Inc. a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Yvonne Dawson
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

ATTACHMENT 1

1. Clearview Ranch Master Covenant [Residential] recorded under Document No. 2023000101413, in the Official Public Records of Collin County, Texas.
2. Clearview Ranch Development Area Declaration [Residential] recorded under Document No. 2023000103235, in the Official Public Records of Collin County, Texas.
3. Clearview Ranch Adoption of Working Capital Assessment [Residential] recorded under Document No. 2023000103238, in the Official Public Records of Collin County, Texas.
4. Clearview Ranch Community Manual [Residential] recorded under Document No. 2023000103442, in the Official Public Records of Collin County, Texas.
5. Clearview Ranch Notice of Applicability recorded under Document No. 2024000131368, in the Official Public Records of Collin County, Texas..

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000144267

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 20, 2024 09:29 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: 2024000144267

Receipt Number: 20241120000227

Recorded Date/Time: November 20, 2024 09:29 AM

User: Suzanne S

Station: Station 9

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