

**MANAGEMENT CERTIFICATE
FOR
LEGENDS AT TWIN CREEKS RESIDENTIAL ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Legends at Twin Creeks Residential Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

1. The name of the subdivision: Legends at Twin Creeks.
2. The name of the Association: Legends at Twin Creeks Residential Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Collin County, Texas as described on Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Legends at Twin Creeks, recorded as Document No. 20181031001356550 in the Official Public Records of Collin County (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to 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. The name and mailing address of the Association:

 Legends at Twin Creeks Residential Association, Inc.
 c/o Neighborhood Management Inc
 1024 S Greenville Ave, Suite 230
 Allen, TX. 75002
6. 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
7. Website for Dedicatory Instruments: <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:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital Assessment:	Equal to one year's assessments
Refinance Fee:	\$150.00
Rush Fee:	75.00.

Resale Update: Free up to 14 days. Update up 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.

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

[SIGNATURE PAGE FOLLOWS]

**LEGENDS AT TWIN CREEKS RESIDENTIAL
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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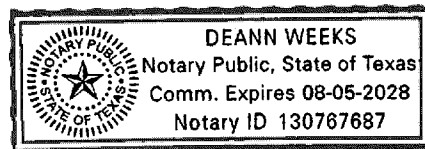
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 8th day of January, 2025, by Beverly Coghlan, Agent for the Association of LEGENDS AT TWIN CREEKS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Legends at Twin Creeks, recorded as Document No. 20181031001356550 in the Official Public Records of Collin County, Texas.
2. Legends at Twin Creeks Community Manual, recorded as Document No. 20181105001375970 in the Official Public Records of Collin County, Texas.
3. Legends at Twin Creeks Adoption of Working Capital Assessment, recorded as Document No. 20191209001566530 in the Official Public Records of Collin County, Texas.
4. Legends at Twin Creeks First Supplement to Community Manual, recorded as Document No. 20210901001782140 in the Official Public Records of Collin County, Texas.

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000002689

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 08, 2025 01:23 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: 2025000002689
Receipt Number: 20250108000385
Recorded Date/Time: January 08, 2025 01:23 PM
User: Devon O
Station: CCK107

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

