

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2024 - 22380

ERecordings-RP

Recorded On: August 19, 2024 12:47 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$23.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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File Information:

Document Number: 22380
Receipt Number: 20240819000091
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User: Kenady P
Station: CCLERK007

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
FOR
SHERMAN THREE OAKS HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Sherman Three Oaks 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: Three Oaks Grayson County, Texas.
2. The name of the Association: Sherman Three Oaks Homeowners Association, Inc.,
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:
5. Sherman Three Oaks Homeowners 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	\$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

SHERMAN THREE OAKS 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 19th day of August, 2024, by Beverly Coghlan, Agent for the Association of Sherman Three Oaks Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

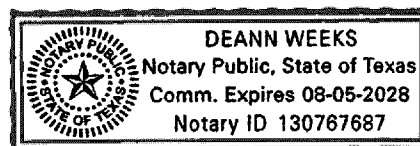


EXHIBIT A

Document	Recording Information
Three Oaks Grayson County, TX – December 2, 2021	Document No. 2021-261
Three Oaks Section 2 Grayson County, TX – November 2, 2023	Document No. 2023-234
Declaration of Covenants, Conditions and Restrictions for Sherman Three Oaks Homeowners Association, Inc. – December 15, 2021	Document No. 2021-42701
First Amendment to Declaration – April 7, 2022	Document No. 2022-11960
Second Amendment to Declaration – October 10, 2022	Document No. 2022-33525
Third Amendment to Declaration – November 16, 2023	Document No. 2023-30673
Notice of Addition to Land to Declaration (Section 2) – November 3, 2023	Document No. 2023-29646