

**MANAGEMENT CERTIFICATE
FOR
SWISS AVENUE CROSSING RESIDENTIAL COMMUNITY, INC.**

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

The undersigned, being the Managing Agent of Swiss Avenue Crossing Residential Community, 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: Swiss Avenue.
2. The name of the Association: of Swiss Avenue Crossing Residential Community, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:
5. Swiss Avenue Crossing Residential Community, 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.

**SWISS AVENUE CROSSING RESIDENTIAL
COMMUNITY, 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

This instrument was acknowledged before me on the 25 day of January, 2024, by Beverly Coghlan, Agent for the Association of Swiss Avenue Crossing Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

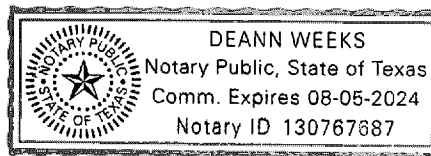


EXHIBIT A

Document	Recording Information
Swiss Avenue Limited Plat March 23, 2018	DocumentNo.201800076105
Declaration of Covenants, Conditions and Restriction January 7, 2019	DocumentNo.201900005232

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

Instrument Number: 202400016071

eRecording - Real Property

Recorded On: January 26, 2024 08:07 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: 202400016071
Receipt Number: 20240125000798
Recorded Date/Time: January 26, 2024 08:07 AM
User: Lynn G
Station: Cc147

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