

Denton County
Juli Luke
County Clerk

Instrument Number: 83576

ERecordings-RP

NOTICE

Recorded On: June 06, 2022 09:18 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 83576
Receipt Number: 20220606000023
Recorded Date/Time: June 06, 2022 09:18 AM
User: Kraig T
Station: Station 25

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
VILLAGE OF YARBROUGH FARMS HOA, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §
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The undersigned, being the Managing Agent of Village of Yarbrough 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: Village of Yarbrough Farms
2. The name of the Association: Village of Yarbrough Farms HOA, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association:

Village of Yarbrough Farms HOA Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. 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

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. 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:	\$250.00

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

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

VILLAGE OF YARBROUGH FARMS HOA, 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 3rd day of June, 20 22 by Beverly Coghlan, Agent for the Association of VILLAGE OF YARBROUGH FARMS HOA, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

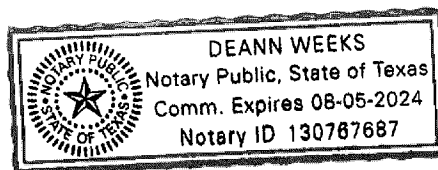


EXHIBIT A

Document	Recording Information
Village of Yarbrough Farms Plat Cole Lane Addition August 27, 2020	Document No. 2020-298
Village of Yarbrough Farms Amending Plat Cole Lane Addition September 4, 2020	Document No 2020-311
Village of Yarbrough Farms – Ruthye Lane Addition Phase 1B [38 residential Lots & 1 HOA Lot] December 17, 2020	Document No.2020-432
Declaration of Covenants, Conditions and Restrictions for Village of Yarbrough Farms September 23, 2020	Document No.2020-149908
Village of Yarbrough Farms – Ruthye Lane Addition Phase 2A [52 residential Lots] December 17, 2020	Document No. 2020-433
First Amendment to Declaration of Covenants, Conditions and Restrictions for Village of Yarbrough Farm August 27, 2021	Document No.2021-156714