

**MANAGEMENT CERTIFICATE  
FOR  
ENCLAVE AT VANGUARD WAY  
HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Enclave at Vanguard Way 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: Enclave at Vanguard Way
2.     The name of the Association: Enclave at Vanguard Way Homeowners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Enclave at Vanguard Way Homeowners Association, 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:	\$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**ENCLAVE AT VANGUARD WAY 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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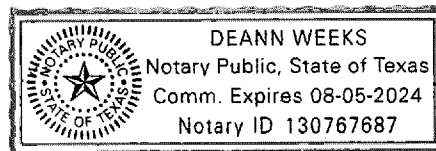
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 30<sup>th</sup> day of August, 2023, by Beverly Coghlan, Agent for the Association of ENCLAVE AT VANGUARD WAY HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Enclave at Vanguard Way - January 5, 2022	Document No. 202200003126
Declaration of Covenants, Conditions and Restrictions for Enclave at Vanguard Way - January 11, 2022	Document No. 202200008082

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

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**Instrument Number:** 202300175985

eRecording - Real Property

**Recorded On:** August 31, 2023 10:34 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

**Total Recording:** \$34.00

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**\*\*\*\*\* 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:** 202300175985  
**Receipt Number:** 20230831000194  
**Recorded Date/Time:** August 31, 2023 10:34 AM  
**User:** Kevin T  
**Station:** CC123.dal.ccdc

**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

A handwritten signature in black ink, appearing to be "JFW", is written over a horizontal line.