MANAGEMENT CERTIFICATE
FOR
AMHERST ESTATES HOMEOWNERS ASSOCIATION, INC.

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

The undersigned, being the Managing Agent of Amherst Estates Homeowners Association, 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: Amherst Estates.

2. The name of the Association: Amherst Estates Homeowners Association, Inc.

3. The recording data for the subdivision: See Exhibit A.

4. The name and mailing address of the Association:

   Amherst Estates HOA
   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
Initiation Fee:	$275.00

[ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

AMHERST ESTATES HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 23rd day of August, 2023, by Beverly Coghlan, Agent for the Association of AMHERST ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

DEANN WEEKS
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 130767687

EXHIBIT A

Document	Recording Information
Amherst Estates Plat - May 15, 2006	Document No. 20060515010002010
Amherst Estates Plat Amendment - Sept 19, 2006	Document No. 20060919010003970
Amherst Estates Plat Amendment - Jan 25, 2008	Document No. 20080125010000280
Amherst Estates Plat Amendment - Aug 8, 2011	Document No. 20110808010001460
Declaration of Covenants, Conditions and Restrictions for Amherst Estates – June 20, 2006	Document No. 20060620000847750
First Amendment to Declaration - Sept. 22, 2006	Document No.20060922001369400

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2023000099844

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 30, 2023 10:57 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $34.00

********** **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:	2023000099844
Receipt Number:	20230830000094
Recorded Date/Time:	August 30, 2023 10:57 AM
User:	Cathy L
Station:	Station 12

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

Stacey Kemp