

**MANAGEMENT CERTIFICATE
FOR
BERKSHIRE PLACE TOWNHOMES RESIDENTIAL COMMUNITY, INC.**

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

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

Berkshire Place Townhomes Residential Community, 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: *Equal to Two (2) months assessments.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

**BERKSHIRE PLACE TOWNHOMES 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

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This instrument was acknowledged before me on the 23rd day of August, 2023, by Beverly Coghlan, Agent for the Association of BERKSHIRE PLACE TOWNHOMES RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

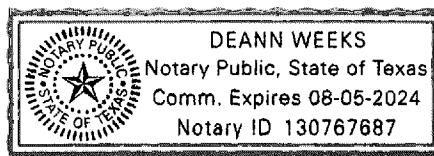


EXHIBIT A

| Document | Recording Information |
|--|--------------------------------|
| Parkway Heights #3 Plat: Vol. 2014 – Page 355 – July 23, 2014 | Document No. 20140723010002240 |
| Notice of Plat Recordation: Certain real property described as Lots 1-23, Blk A; Lots 1-9 and Lots 11-26, Blk B; Lots 11-20, Blk C; and Lots 1-14, Blk D, Parkway Heights, Phase 3 Addition, a subdivision in Collin Co, Tx – July 25, 2014 | Document No. 20140725000779270 |
| Parkway Heights #3- Plat Amendment – October 1, 2015 | Document No. 20151001010003500 |
| Declaration of Covenants, Conditions and Restrictions for Berkshire Place Townhomes – July 15, 2014 | Document No. 20140715000732990 |
| First Amendment to Declaration - April 1, 2015 | Document No. 20150401000362530 |

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000099887

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 30, 2023 11:22 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: 2023000099887
Receipt Number: 20230830000141
Recorded Date/Time: August 30, 2023 11:22 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