

**VILLAS AT LONG BRANCH HOMEOWNERS ASSOCIATION, INC.**

**MANAGEMENT CERTIFICATE**

The undersigned, being an officer of the Association, and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Villas at Long Branch
2. The name of the Association: Villas at Long Branch Homeowners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A.**
4. The name and mailing address of the Association: See below.
5. The name, mailing address, telephone number, and email address of the manager of the Association:

Name: Neighborhood Management, Inc.

Attn: Beverly Coghlan

Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen TX 75002

Phone Number: 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
Working Capital:	\$450.00
Optional Inspection Fee:	\$150.00

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

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

**VILLAS AT LONG BRANCH HOMEOWNERS  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Beverly Coghlan  
Name: Beverly Coghlan  
Title: Agent for the Association

STATE OF TEXAS

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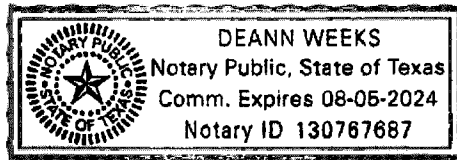
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 20<sup>th</sup> day of September, 2021, by Beverly Coghlan, Agent for the Association of VILLAS AT LONG BRANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



Deann Weeks  
Notary Public Signature

**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Final Plat of Villas at Long Branch (32 Residential Lots)	Document No. 202100171532
Declaration of Covenants, Conditions and Restrictions – Villas at Long Branch	Document No. 202100143128

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

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**Instrument Number:** 202100289859

eRecording - Real Property

Recorded On: September 28, 2021 03:22 PM

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: 202100289859  
Receipt Number: 20210928000798  
Recorded Date/Time: September 28, 2021 03:22 PM  
User: Kaylee V  
Station: CC63

**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