

**MANAGEMENT CERTIFICATE  
OF  
CAVOUR PLACE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Cavour Place Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Cavour Place.
2. The name of the Association: Cavour Place Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Dallas County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Cavour Place, recorded as Document No. 202100340030, in the Official Public Records of Dallas County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Cavour Place Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn.:
Attn.:	Jenn Barnes-Callahan
Telephone Number:	(972) 359-1548 x143
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee \$75.00

Resale Updates: Free up to 14 days. Update from 14 to 180 days - \$100.00 + \$5.00  
Homewise Fee.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

**CAVOUR PLACE RESIDENTIAL COMMUNITY, INC.,**  
a Texas nonprofit corporation

By: 

Name: Trevor Brickman

Title: President

STATE OF TEXAS

§

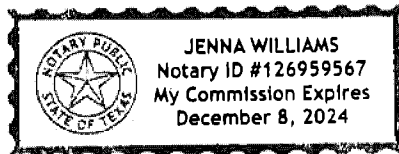
COUNTY OF Dallas

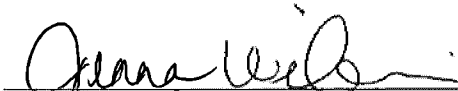
§

§

This instrument was acknowledged before me on the 11 day of November, 2021, by Trevor Brickman, the President of Cavour Place Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Cavour Place, recorded as Document No. 202100340030, in the Official Public Records of Dallas County, Texas.
2. Cavour Place Community Manual, recorded as Document No. 202100345591, in the Official Public Records of Dallas County, Texas.
3. Cavour Place Adoption of Working Capital Assessment, recorded as Document No. 202100342701, in the Official Public Records of Dallas County, Texas.

ATTACHMENT 1

CAVOUR PLACE RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE

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

---

**Instrument Number:** 202100347468

eRecording - Real Property

Recorded On: November 18, 2021 04:26 PM

Number of Pages: 5

---

**" 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: 202100347468  
Receipt Number: 20211118001169  
Recorded Date/Time: November 18, 2021 04:26 PM  
User: Lynn G  
Station: CC53

**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