


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
FOR
SPYGLASS HILL ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Spyglass Hill Estates 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: Spyglass Hill Estates
2. The name of the Association: Spyglass Hill Estates Homeowners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A**.
4. The name and mailing address of the Association:

Spyglass Hill Estates 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
HOA Transfer Fee	\$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**SPYGLASS HILL ESTATES 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

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This instrument was acknowledged before me on the 8 day of November, 20 23, by Beverly Coghlan, Agent for the Association of SPYGLASS HILL ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

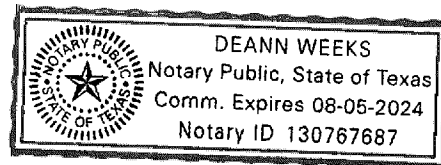


EXHIBIT A

Document	Recording Information
Spyglass Hill Estates Plat - April 16, 2007	Document No D207130978 (A-11856)
Spyglass Hill Estates Amended Plat - June 11, 2008	Document No. D208222104 (A-12749)
Declaration of Covenants, Conditions and Restrictions - April 15, 2008	Document No. D208135607
Bylaws - April 15, 2008	Document No. D208135608
Amended and Restated Declaration of Covenants, Conditions and Restrictions - July 9, 2010	Document No. D210164988
Policies - September 15, 2021	Document No. D221269487