

Denton County
Juli Luke
County Clerk

Instrument Number: 59435

ERecordings-RP

CERTIFICATE

Recorded On: June 05, 2024 02:33 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 59435
Receipt Number: 20240605000421
Recorded Date/Time: June 05, 2024 02:33 PM
User: Lisa V
Station: Station 36

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
WILLIAMS RANCH RESIDENTIAL COMMUNITY, INC.**

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

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

Williams Ranch 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: | \$2,800.00. |

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**WILLIAMS RANCH RESIDENTIAL
COMMUNITY, 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 5th day of June, 2024, by Beverly Coghlan, Agent for the Association of WILLIAMS RANCH RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

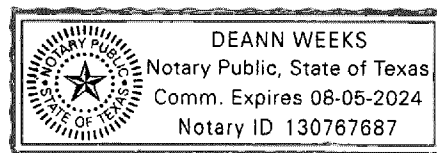


EXHIBIT A

| Document | Recording Information |
|--|------------------------------|
| Williams Ranch Plats – April 24, 2024 | Document No. 2024-159 |
| Declaration of Covenants, Conditions and Restrictions for Williams Ranch Residential Community, Inc. - December 16, 2022 | Document No. 2022-170050 |