

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
4690 MONARCH HOA INC.**

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

Pursuant to the provisions of Section 82.116 of the Texas Property Code, the undersigned condominium owners association hereby records this Condominium Association Management Certificate for 4690 Monarch Condominiums. This instrument corrects, amends, restates, and entirely replaces all management certificate for this subdivision that were previously recorded in the Real Property Records of Dallas County, Texas:

1. The name of the condominium is: 4690 Monarch.
2. The name of the condominium association: 4690 Monarch HOA, Inc.
3. The location of the Condominium is: 4690 Monarch Street, Dallas, Tx 75204.
4. The recording data for the subdivision: See **Exhibit A**.
5. The name and mailing address of the Association: See below.
6. 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
7. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8. 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:	Two (2) months assessments.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

4690 MONARCH HOA, 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, President of Neighborhood Management, Inc., Manager for 4690 MONARCH HOA, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

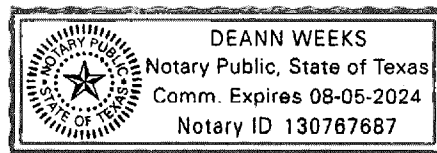


EXHIBIT A

Document	Recording Information
4690 Monarch Plat – August 11, 2016	Document No.201500196836
Declaration of Covenants, Conditions and Restrictions for 4690 Monarch - January 12, 2017	Document No. 201700011765

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

Instrument Number: 202300174917

eRecording - Real Property

Recorded On: August 30, 2023 09:09 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: 202300174917
Receipt Number: 20230830000074
Recorded Date/Time: August 30, 2023 09:09 AM
User: Roger J
Station: CC125.dal.ccdc

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

A handwritten signature in black ink, appearing to be "JF Warren".