

Denton County
Juli Luke
County Clerk

Instrument Number: 100823

ERecordings-RP

CERTIFICATE

Recorded On: September 19, 2023 10:59 AM

Number of Pages: 4

" 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: 100823
Receipt Number: 20230919000214
Recorded Date/Time: September 19, 2023 10:59 AM
User: Sarah N
Station: Station 35

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
JUSTIN CROSSING HOMEOWNERS ASSOCIATION, INC.**

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

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

Justin Crossing 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
Working Capital:	\$300.00
HOA Transfer Fee:	\$150.00

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

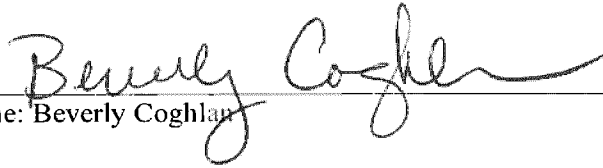
The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**JUSTIN CROSSING HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:

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 12th day of September, 2023, by Beverly Coghlan, Agent for the Association of JUSTIN CROSSING HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas

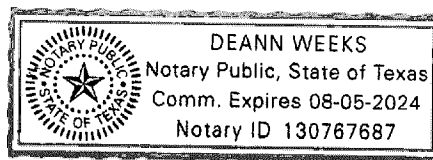


EXHIBIT A

Document	Recording Information
Justin Crossing Addition: January 31, 2020	Document No.2020-42
Justin Crossing Addition Replat: August 25, 2021	Document No.2021-334
Declaration of Covenants, Conditions and Restrictions: March 1, 2021	Document No. 2021-34299