

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
PECAN GROVE ESTATES
HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Pecan Grove Estates Homeowners' Association, Inc.**

1. The name of the subdivision is Pecan Grove Estates.
2. The name of the association is Pecan Grove Estates Homeowners' Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Pecan Grove Estates Unit One

Plat recorded on August 24, 1977, under Document No. 19770824000247970 of the Plat Records of Collin County, Texas.

Pecan Grove Estates Unit Two

Plat recorded on May 3, 1978, under Document No. 197805030001361 of the Plat Records of Collin County, Texas.

Pecan Grove Estates Unit Three

Plat recorded on September 21, 1978, under Document No. 19780921000323250 of the Plat Records of Collin County, Texas.

Pecan Grove

Phase I, recorded on or about July 19, 2005, in Volume Q, Page 555 and Document No. 20050719000969780 of the Plat Records of Collin County, Texas.

Phase II, recorded on or about September 24, 2019, under Document No. 2019-647 and July 23, 2020, under Document No. 20200723010002670, of the Plat Records of Collin County, Texas.

Phase III, recorded on or about August 14, 2020, under Document No. 2020-544 and 20200814010003140, of the Plat Records of Collin County, Texas.

Phase IV, recorded on or about May 9, 2020, under Document No. 2020-350 and June 9, 2020, under Document No. 20200609010002020, of the Plat Records of Collin County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Pecan Grove Estates, recorded on or about September 12, 2005, as Document No. 2005-0127245 (or 20050912001272450) of the Real Property Records of Collin County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Pecan Grove Estates recorded on or about September 22, 2005, as Document No. 200501345055 (or 20050922001340550) of the Real Property Records of Collin County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Pecan Grove Estates recorded on or about February 4, 2010, as Document No. 20100222000165530 of the Real Property Records of Collin County, Texas.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Pecan Grove Estates recorded on or about May 9, 2019, as Document No. 20190509000520190 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Pecan Grove Estates Homeowners' Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002

6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:

Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548 Email: managementcertificate@nmitx.com.

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.

8. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Initiation Fee:	\$250.00.

9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 22 day of February, 2024

**PECAN GROVE ESTATES HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

Title: Agent for HOA

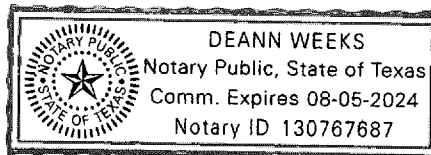
ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 22 day of February, 2024, by Beverly Coghlan, Agent for the Association of Pecan Grove Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000020308

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 23, 2024 09:55 AM

Number of Pages: 5

" 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: 2024000020308
Receipt Number: 20240223000186
Recorded Date/Time: February 23, 2024 09:55 AM
User: Patricia B
Station: Station 2

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX