

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE VILLAGE AT TWIN CREEKS MASTER COMMUNITY, INC.**

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

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 **The Village At Twin Creeks Master Community, Inc.**

1. The name of the subdivision is The Village at Twin Creeks.
2. The name of the association is The Village at Twin Creeks Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Collin County, Texas as described on Exhibit "A" to that certain The Village at Twin Creeks Master Covenant, recorded as Document No. 20140827000925950, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Covenant"), and those certain Notices of Applicability as more particularly described on Attachment 1.
4. The recording data for the Covenant with any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association:  

The Village at Twin Creeks Master Community, 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](mailto: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:	Free up to 14 days

Resale Certificate Update:	\$100.00 from 14 to 180 days
Refinance Fee:	\$150.00
Rush Fee:	\$75.00
Working Capital Assessment (Residential Lots):	1 Year's Annual Assessment
Working Capital Assessment (Townhome Lots):	1 Year's Master Association Assessment.

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 9<sup>th</sup> day of October, 2024

**THE VILLAGE AT TWIN CREEKS MASTER  
COMMUNITY, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 

Name: Beverly Coghlan

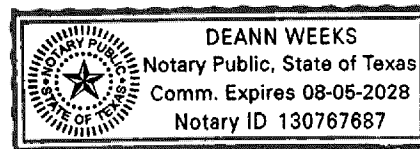
**ACKNOWLEDGMENT**

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me on the 9<sup>th</sup> day of October, 2024, by Beverly Coghlan, Agent for THE VILLAGE AT TWIN CREEKS MASTER COMMUNITY INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas

My Commission Expires: 8-5-2028



## ATTACHMENT 1

### RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. The Village at Twin Creeks Master Covenant, recorded as Document No.20140827000925950, Official Public Records of Collin County, Texas.
2. The Village at Twin Creeks Development Area Declaration [Residential], recorded as Document No. 20140828000930750, Official Public Records of Collin County, Texas.
3. The Village at Twin Creeks Community Manual, recorded as Document No. 20140829000936290, Official Public Records of Collin County, Texas.
4. The Village at Twin Creeks First Supplement to Development Area Declaration [Residential] (Phase One), recorded as Document No. 201707200000953090, Official Public Records of Collin County, Texas.
5. The Village at Twin Creeks Notice of Applicability [Residential] (Phase One, Neighborhood R-1), recorded as Document No. 20140926001051090, Official Public Records of Collin County, Texas.
6. The Village at Twin Creeks Notice of Applicability [Residential] (Phase Two, Neighborhood R-1), recorded as Document No. 20170719000949940, Official Public Records of Collin County, Texas.
7. Non-Material Correction Instrument - The Village at Twin Creeks Notice of Applicability [Residential], recorded as Document No. 20170727000986840, Official Public Records of Collin County, Texas.
8. The Village at Twin Creeks Amended and Restated Modification Design Guidelines, recorded as Document No. 201802200000201800, Official Public Records of Collin County, Texas.
9. The Village at Twin Creeks Notice of Applicability [Residential] (Phase Three, Neighborhood R-1), recorded as Document No. 201802200000205480, Official Public Records of Collin County, Texas.
10. First Amendment to The Village at Twin Creeks Master Covenant, recorded as Document No. 20180705000841330, Official Public Records of Collin County, Texas.
11. The Village at Twin Creeks Notice of Applicability [Residential] (Phase Four, Neighborhood R-1), recorded as Document No. 20180816001026600, Official Public Records of Collin County, Texas.
12. Secretary's Certificate - The Village at Twin Creeks Adoption of Working Capital Assessment, recorded as Document No. 20191016001301690, Official Public Records of Collin County, Texas.
13. The Village at Twin Creeks First Supplement to Community Manual, recorded as Document No. 20210831001774110, Official Public Records of Collin County, Texas.
14. The Village at Twin Creeks Amended and Restated Management Certificate, recorded as Document No. 20210923001942500, Official Public Records of Collin County, Texas.

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000124685

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 09, 2024 10:24 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 2024000124685  
Receipt Number: 20241009000243  
Recorded Date/Time: October 09, 2024 10:24 AM  
User: Kim D  
Station: Workstation cck024

**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