

**MANAGEMENT CERTIFICATE  
FOR  
MITCHELL FARMS HOMEOWNERS ASSOCIATION, INC.**

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

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

Mitchell Farms 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:            \$325.00  
Optional Inspection Fee: \$150.00  
Working Capital:        \$450.00

For all resale and refinance information, please go to <https://www.homewisedocs.com>

[ACKNOWLEDGEMENT PAGE FOLLOWS]

**ACKNOWLEDGEMENT**

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

**MITCHELL FARMS HOMEOWNERS ASSOCIATION,  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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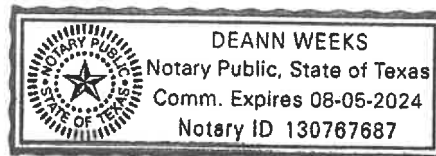
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COUNTY OF COLLIN

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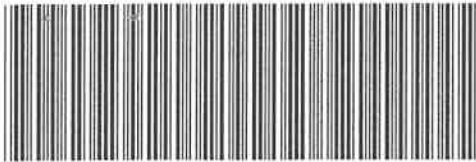
This instrument was acknowledged before me on the 16<sup>th</sup> day of January, 2023, by Beverly Coghlan, Agent for the Association of MITCHELL FARMS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Mitchell Farms - July 20, 2021	Document No. D221208366
Mitchell Farms-Amending Plat - January 20, 2022	Document No. D222018740
Declaration - November 11, 2021	Document No. D221331494
Amended Declaration - April 11, 2022	Document No. D222093036
Amended Declaration - April 7, 2022	Document No D222090599



\*VG-105-2023-5581\*

**Johnson County  
April Long  
Johnson County Clerk**

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**Instrument Number:** 2023 - 5581

Real Property Recordings

Recorded On: March 07, 2023 08:29 AM

Number of Pages: 4

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

Total Recording: \$34.00

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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: 2023 - 5581  
Receipt Number: 20230307000022  
Recorded Date/Time: March 07, 2023 08:29 AM  
User: Heidi P  
Station: CCI15

**Record and Return To:**

NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ENV  
ALLEN TX 75002



**STATE OF TEXAS  
Johnson County**

**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 Johnson County, Texas**

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*