

**MANAGEMENT CERTIFICATE  
FOR  
COMMUNITY ASSOCIATION OF CHURCHILL OWNERS, INC.**

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

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

Community Association of Churchill Owners, 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:	\$600.00 (do not charge builder).

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**COMMUNITY ASSOCIATION OF CHURCHILL OWNERS, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: \_\_\_\_\_

Name: Beverly Coghlan

STATE OF TEXAS

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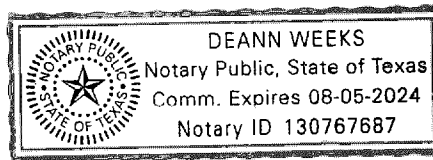
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 7 day of June, 2024, by Beverly Coghlan, Agent for the Association of COMMUNITY ASSOCIATION OF CHURCHILL OWNERS, 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>
Churchill Major Infrastructure – February 1, 2024	Document No. 2024010000053
Churchill Phase 1 – February 6, 2024	Document No. 2024010000059
Churchill Phase 2 – February 6, 2024	Document No. 2024010000060
Declaration of Covenants, Conditions and Restrictions for Community Association of Churchill Owners, Inc. – January 6, 2023	Document No. 2023000001634
First Amendment to Declaration – May 2, 2024	Document No. 2024000052417

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

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**Instrument Number:** 2024000069070

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 07, 2024 03:29 PM

Number of Pages: 4

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

Total Recording: \$33.00

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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: 2024000069070  
Receipt Number: 20240607000534  
Recorded Date/Time: June 07, 2024 03:29 PM  
User: Michelle W  
Station: Workstation cck025

**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