

**Denton County
Juli Luke
County Clerk**

Instrument Number: 58347

ERecordings-RP

MISCELLANEOUS

Recorded On: June 03, 2024 04:17 PM

Number of Pages: 4

" 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: 58347
Receipt Number: 20240603000758
Recorded Date/Time: June 03, 2024 04:17 PM
User: Debbie D
Station: Station 25

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

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
ROSEMEADE VILLAS**

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

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 **Rosemeade Villas Homeowners Association, Inc.**

1. The name of the subdivision is Rosemeade Villas.
2. The name of the association is Rosemeade Villas Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Rosemeade Villas

Recording Data

Final Plat, Walker Addition Phase 3, recorded on or about February 6, 2017, as Document No. 2017-048, Real Property Records, Denton 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 Rosemeade Villas, recorded on or about January 17, 2017, as Instrument No. 2017-5631 of the Real Property Records of Denton County, Texas.

Amendment to Declaration of Covenants, Conditions and Restrictions recorded on or about April 18, 2018, as Document No. 2018-43679, of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:
 Rosemeade Villas 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 |
| Working Capital: | \$430.00. |
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 3rd day of June, 2024

**ROSEMEADE VILLAS HOMEOWNERS ASSOCIATION,
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 
Name: Beverly Coghill

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

This instrument was acknowledged before me on the 3rd day of June, 2024, by Beverly Coghlan, Agent for the Association of Rosemeade Villas Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

