

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2023-0005615

**Billable Pages: 3
Number of Pages: 4**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 03/03/2023 at 11:51 AM</p> <p>Document Number: <u>2023-0005615</u></p> <p>Receipt No: <u>23-5326</u></p> <p>Amount: \$ <u>34.00</u></p> <p>Vol/Pg: <u>V:7998 P:148</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Reece Tanksley, Deputy

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.

Record and Return To:

NEIGHBORHOOD MANAGEMENT, INC
1024 S. GREENVILLE AVENUE, SU
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE
FOR
AMBER MEADOWS RANCH HOMEOWNERS ASSOCIATION, INC.**

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

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

Amber Meadows Ranch HOA
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
Initiation Fee: \$50.00.

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.

**AMBER MEADOWS RANCH 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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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 2nd day of March, 20 23, by Beverly Coghlan, Agent for the Association of AMBER MEADOWS RANCH HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

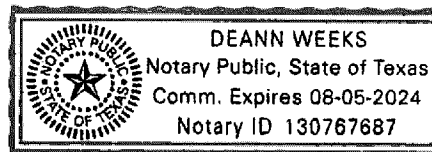


EXHIBIT A

Document	Recording Information
Layden Farms Addition, Phase 1A – September 21, 2007	Document No. 2007-00022647
Declaration of Covenants, Conditions and Restrictions for Amber Meadows Ranch Homeowners Association, Inc. – July 2, 2009	Document No. 2009-00011008
First Amendment to Declaration – February 6, 2023	Document No. 2023-0002953