

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Jan 24, 2023 12:25 PM Fee: \$42.00

**2023007759**

\*Electronically Recorded\*

This page is  
intentionally added for  
electronic file stamp.

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
AMENDED FOR  
CARDINAL CROSSING CONDOMINIUM COMMUNITY, INC.**

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

This management certificate is recorded pursuant to Section 82.116 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association:

1.     The name of the condominium is: Cardinal Crossing.
2.     The name of the condominium association: Cardinal Crossing Condominium Community, Inc.
3.     The location of the Condominium is: Pflugerville, Tx 75204
4.     The recording data for the subdivision: See **Exhibit A**.
5.     The name and mailing address of the Association: See below.
6.     The name, mailing: address, telephone number, and email address of the manager of the Association:

Name: Neighborhood Management, Inc.

Attn: Beverly Coghlan

Mailing Address: 1024 S. Greenville Ave, Suite 230, Allen TX 75002

Phone Number: 972.359.1548

Email Address: managementcertificate@nmitx.com

7.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8.     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

Opt. Inspect. Fee:         \$150.00

Working Capital:          \$00.00

Reserve:                    \*Equal to three (3) months assessment

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 Condominium Association Management Certificate for the association identified below.

**CARDINAL CROSSING CONDOMINIUM COMMUNITY,  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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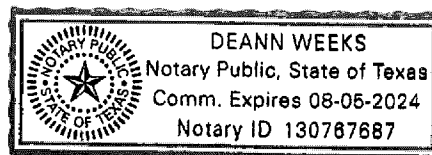
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COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 23<sup>rd</sup> day of January, 20 23, by Beverly Coghlan, Agent for the Association of CARDINAL CROSSING CONDOMINIUM COMMUNITY, 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>
Declaration of Covenants, Conditions, and Restrictions for Cardinal Crossing - Jun 4, 2019	Document No. 2019080771
First Amendment to Declaration - Sep 24, 2019	Document No. 2019147748
Second Amendment to Declaration – Jan 15, 2020	Document No. 2020006925
Third Amendment to Declaration – Feb 25, 2020	Document No. 2020030148
Fourth Amendment to Declaration – March 17, 2020	Document No. 2020043715
Fifth Amendment to Declaration – April 22, 2020	Document No. 2020063943
Sixth Amendment to Declaration – May 21, 2020	Document No. 2020063943
Seventh Amendment to Declaration – June 19, 2020	Document No. 2020102858
Eighth Amendment to Declaration – August 26, 2020	Document No. 2020154457
Ninth Amendment to Declaration – September 10, 2020	Document No. 2020165711
Tenth Amendment to Declaration – September 18, 2020	Document No. 2020172299
Eleventh Amendment to Declaration – October 2, 2020	Document No. 2020184645
Twelfth Amendment to Declaration – October 30, 2020	Document No. 2020207477
Thirteenth Amendment to Declaration – October 30, 2020	Document No. 2020207987
Fourteenth Amendment to Declaration – November 16, 2020	Document No. 2020220569
Fifteenth Amendment to Declaration – November 24, 2020	Document No. 2020227327
Sixteenth Amendment to Declaration – December 4, 2020	Document No. 2020235574
Seventeenth Amendment to Declaration – December 29, 2020	Document No. 2020253026
Eighteenth Amendment to Declaration – January 7, 2021	Document No. 2021003857
Nineteenth Amendment to Declaration – January 25, 2021	Document No. 2021016267
Twentieth Amendment to Declaration – February 22, 2021	Document No. 2021034169
Twenty-First Amendment to Declaration – March 10, 2021	Document No. 2021050903
Twenty-Second Amendment to Declaration – March 29, 2021	Document No. 2021066981
Twenty-Third Amendment to Declaration – May 19, 2021	Document No. 2021112465
Twenty-Fourth Amendment to Declaration – July 7, 2021	Document No. 2021150978

Document	Recording Information
Twenty-Fifth Amendment to Declaration – August 11, 20201	Document No. 2021178573
Twenty-Sixth Amendment to Declaration – September 1, 2021	Document No. 2021195718
Twenty-Seventh Amendment to Declaration - October 5, 2021	Document No. 2021222428
Twenty-Eighth Amendment to Declaration – Nov 12, 2021	Document No. 2021250340
Twenty-Ninth Amendment to Declaration – March 14, 2022	Document No. 2022046244
Thirtieth Amendment to Declaration – April 6, 2022	Document No. 2022063226