

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
PARKER LAKE ESTATES**

**STATE OF TEXAS**

**COUNTY OF COLLIN**

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**KNOW ALL MEN BY THESE PRESENTS:**

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 **Parker Lake Estates Homeowner's Association, Inc.**

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

Subdivision

Recording Data

Parker Lake Estates Phase 1

First Amended Plat recorded on or about September 19, 2000, in Cabinet M, Pages 202-203 and Instrument No. 20000918001013450, Collin County Real Property Records

Parker Lake Estates Phase 2

Amended Plat recorded on or about May 2, 2002, in Cabinet N, Pages 808-810 and Instrument No. 20020502000630870, Collin County Real Property Records

Parker Lake Estates Phase 3A

Final Plat recorded on or about May 1, 2002, in Cabinet N, Pages 806-807 and Instrument No. 20020501000623880, Collin County Real Property Records

Parker Lake Estates Phase 1 & 2

Final Replat filed on or about September 10, 2004, in Cabinet P, Page 879, Collin County Real Property Records

Parker Lake Estates Phase 3B

Final Replat recorded on October 8, 2004, in Cabinet P, Pages 936-937 and Instrument No. 2004-0148474,

Collin County Real Property Records

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Parker Lake Estates, recorded in the Real Property Records of Collin County, Texas under Document No. 20000403000320590 and VOL 4638, PG 1718 on April 3, 2000.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Parker Lake Estates, recorded in the Real Property Records of Collin County, Texas under Document No. 2000918001013450 and VOL 4754, PG 995 on September 18, 2000.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Parker Lake Estates, recorded in the Real Property Records of Collin County, Texas under Document No. 20001222001386920 and VOL 4821, PG 1353 on December 22, 2000.

Re-filed Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Parker Lake Estates, recorded in the Real Property Records of Collin County, Texas under Document No. 200010129000094180 and VOL 4843, PG 1448 on January 29, 2001 and January 20, 2001 under Document No. 20010130000100990 and VOL 4844, PG 2828.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Parker Lake Estates, recorded in the Real Property Records of Collin County, Texas under Document No. 20050826001194340 on August 26, 2005.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Parker Lake Estates, recorded in the Real Property Records of Collin County, Texas under Document No. 20051227001803910 on December 27, 2005.

5. The name and mailing address of the association:

Parker Lake Estates Homeowner's Association, Inc.  
c/o Neighborhood Management, Inc.  
1024 S. Greenville Avenue, Suite 230  
Allen, Texas 75002

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan  
Neighborhood Management, Inc.  
1024 S. Greenville Avenue, Suite 230  
Allen, Texas 75002  
Telephone: 972-359-1548  
Email: [managementcertificate@nmitx.com](mailto: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. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee	\$250.00
Optional Inspection Fee	\$150.00
Initiation Fee	\$1,450.00

9. Other information the association considers appropriate:

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

**IN WITNESS WHEREOF**, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 10<sup>th</sup> day of September, 2021.

**Parker Lake Estates Homeowner's Association, Inc.,**  
a Texas non-profit corporation

By: Beverly Coghlan  
Printed Name: Beverly Coghlan  
Title: President NMI

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
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COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 10<sup>th</sup> day of September, 2021, by Beverly Coghlan, Managing Agent of Parker Lake Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Deann Weeks  
Notary Public in and for the State of Texas

My Commission Expires: 8-5-2024

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