

**MANAGEMENT CERTIFICATE
FOR
THE VINEYARDS OF ROWLETT HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of The Vineyards Of Rowlett 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: Vineyards of Rowlett
2. The name of the Association: The Vineyards of Rowlett Homeowners Association, Inc.
3. The recording data for the subdivision: See **Exhibit A.**
4. The name and mailing address of the Association:

The Vineyards of Rowlett Homeowners Association, 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
Capital Improvement:	\$200.00
HOA Transfer Fee	\$100.00

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**THE VINEYARDS OF ROWLETT HOMEOWNERS
ASSOCIATION, 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 6 day of February, 2024, by
Beverly Coghlan, Agent for the Association of THE VINEYARDS OF ROWLETT HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas

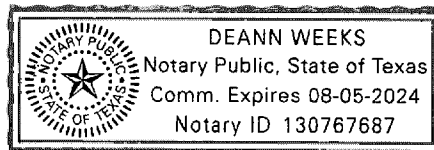


EXHIBIT A

Document	Recording Information
Vineyards Rowlett Plat April 30, 2012	Document No.201200122407
Declaration of Covenants, Conditions and Restrictions January 5, 2015	Document No.201500001012
Vineyards Rowlett Amended Plat February 5, 2015	Document No. 201500029702
First Amend to Declaration June 29, 2018	Document No 201800172579

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202400024127

eRecording - Real Property

Recorded On: February 06, 2024 02:20 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202400024127
Receipt Number: 20240206000608
Recorded Date/Time: February 06, 2024 02:20 PM
User: Lynn G
Station: Cc147

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX