

Denton County
Juli Luke
County Clerk

Instrument Number: 131257

ERecordings-RP

CERTIFICATE

Recorded On: December 04, 2024 09:22 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 131257
Receipt Number: 20241204000098
Recorded Date/Time: December 04, 2024 09:22 AM
User: Jennifer K
Station: Station 18

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

**MANAGEMENT CERTIFICATE
OF
CHATHAM RESERVE HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, being an officer of Chatham Reserve Homeowners' Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Chatham Reserve.
2. The name of the Association: Chatham Reserve Homeowners' Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Chatham Reserve, recorded under Document No. 2024-126301 in the Official Public Records of Denton County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Chatham Reserve Homeowners' Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

 Name: Neighborhood Management, Inc
 Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002
 Attn.: Beverly Coghlan
 Telephone Number: (972) 359-1548
 Email Address: managementcertificate@nmitx.com
7. Website to access the Association's dedicatory instruments:
 <https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Resale Certificate - \$375.00

Transfer Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

CHATHAM RESERVE HOMEOWNERS' ASSOCIATION,
INC.,
a Texas nonprofit corporation

By: _____

Name: Tyler Hendley

Title: President

STATE OF TEXAS

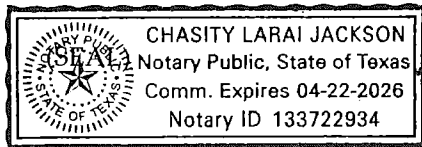
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COUNTY OF Collin

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This instrument was acknowledged before me, on the 19th day of November 2024, by
Tyler Hendley, the President of Chatham Reserve
Homeowners' Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Chasity Jackson
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Chatham Reserve, recorded under Document No. 2024-126301, in the Official Public Records of Denton County, Texas, as amended and supplemented from time to time.
2. Chatham Reserve Community Manual, recorded as Document No. 2024-126548 in the Official Public Records of Denton County, Texas, as amended and supplemented from time to time.
3. Chatham Reserve Adoption of Working Capital Assessment, recorded as Document No. 2024-131228 in the Official Public Records of Denton County, Texas.
4. Notice of Plat Recordation for Chatham Reserve, recorded as Document No. 2024-126778 in the Official Public Records of Denton County, Texas.

ATTACHMENT 1

CHATHAM RESERVE HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE