

**MANAGEMENT CERTIFICATE
FOR
MONTGOMERY FARM MASTER POA, INC.**

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

The undersigned, being the Managing Agent of Montgomery Farm Master POA, 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: Montgomery Farm Master POA
2. The name of the Association: Montgomery Farm Master POA, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:
5. Montgomery Farm Master POA, Inc.
 c/o Neighborhood Management Inc
 1024 S Greenville Ave., Suite 230
 Allen, TX. 75002
6. 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
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
 Optional Inspection Fee: \$150.00

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

MONTGOMERY FARM MASTER POA, 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 23rd day of August 20 23, by Beverly Coghlan, Agent for the Montgomery Farm Master POA, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

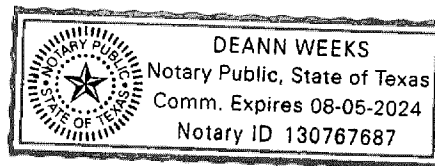


EXHIBIT A

Document	Recording Information
Bethany Mews/Pecan Homes: Vol. 2008 Page 420 July 24, 2008	Document No. 20080724010002630
Declaration of Covenants, Conditions and Restrictions March 8, 2012	Document No. 20120308000271120
Hamilton Hills: Vol. 2012- Page 67 March 7, 2012	Document No. 20120307010000460
Amended and Supplemental Declaration November 8, 2013	Document No. 20131108001519940
Angel Field West: Vol. 2015-Page 2 January 5, 2015	Document No 20150105010000020
Montgomery Farm Estates Phase I: Vol. 2017-Page 163 March 2, 2017	Document No 20170302010001030
Connemara Crossing Vol. 2017-Page 373 May 11, 2017	Document No 20170511010002350
Angel Field East Vol. 2017 Page 421 May 31, 2017	Document No 201705311010002630
Montgomery Farm Estates, Phase 2A March 7, 2018	Document No. 20180307010001090
Montgomery Farm Estates, Phase 2B Vol. 2018 Page 460 June 21, 2018	Document No 20180621010002860

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000100993

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 01, 2023 08:52 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2023000100993
Receipt Number: 20230901000017
Recorded Date/Time: September 01, 2023 08:52 AM
User: Patricia B
Station: Station 5

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX