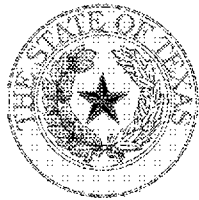


**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2024-0034677

Billable Pages: 2
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 11/07/2024 at 12:31 PM Document Number: <u>2024-0034677</u> Receipt No: <u>24-30440</u> Amount: \$ <u>29.00</u> Vol/Pg: <u>V:8737 P:473</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

NEIGHBORHOOD MANAGEMENT, INC
1024 S. GREENVILLE AVENUE, SUI
ALLEN, TX 75002



NORTHSPUR

NORTHSPUR RESIDENTIAL ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

The undersigned, being the Managing Agent for Northspur Residential Association, Inc., a nonprofit corporation organized and existing under the laws of the State of Texas (the “*Association*”), submits the following information pursuant to Section 209.004 of the Texas Property Code, which information supersedes the information in any prior Management Certificate filed by the Association:

- 1. Name of Subdivision: The name of the subdivision is Northspur.
- 2. Name of Association: The name of the Association is Northspur Residential Association, Inc.
- 3. Recording Data for the Subdivision:
 - a. Northspur Phase 1A.1, a subdivision in Kaufman County, Texas, according to the map or plat thereof recorded under File No. 2024-0029872 of the Plat Records of Kaufman County, Texas, and all amendments to or replats of said maps or plats, if any.
- 4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions, and Restrictions for Northspur (Residential Property), Kaufman County Clerk’s File No. 2024-0031059.
- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Northspur Residential Association, Inc. c/o Neighborhood Management, Inc., 1024 S Greenville, Ste. 230, Allen, Texas 75002.
- 6. Contact Information for the Association’s Designated Representative: The contact information of the designated representative of the Association is: Neighborhood Management, Inc.; Address: 1024 S Greenville, Ste. 230, Allen, Texas 75002; Phone Number: 972-359-1548; Email Address: nmi@neighborhoodmanagement.com.
- 7. Association Website: The Association’s Dedicatory Instruments are available to Members online at: //neighborhoodmanagement.com/.
- 8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer are as follows:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Transfer Fee	\$250.00

Refinance Fee	\$150.00
Rush Fee (5 day)	\$60.00
Rush Fee (3 day)	\$85.00
Rush Fee (1 day)	\$120.00
Capitalization Fee	100% of the then-current Annual Assessment. Some exemptions may apply. The Capitalization Fee for 2024 is \$725.00. For future years, the Capitalization Fee must be verified with the Association.
Community Fee	The Community Fee is based on the "Gross Selling Price" of a Lot (as described in detail in the Declaration). The current Community Fee is 0.5% of the Gross Selling Price of the Lot. Some variations and exemptions may apply.

Executed on this 6th day of November, 2024.

NORTHSPUR RESIDENTIAL ASSOCIATION, INC.

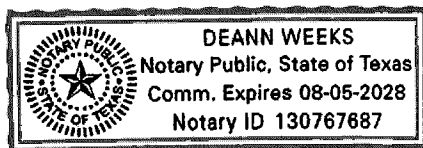
By: Neighborhood Management, Inc.,
Managing Agent

By: Beverly Coshlan
Printed: Beverly Coshlan
Its: President for N.R.A.

*This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 6th day of November, 2024 personally appeared Beverly Coshlan the President of Neighborhood Management, Inc., Managing Agent for Northspur Residential Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Deann Weeks
Notary Public in and for the State of Texas