

**MANAGEMENT CERTIFICATE
OF
PRINCETON ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Princeton Estates Residential Community, 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: Princeton Estates.
2. The name of the Association: Princeton Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Princeton Estates, recorded under Document No. 2023000054646 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association Princeton Estates Residential Community, 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:	Princeton Estates Residential community, Inc., c/o Neighborhood Management, Inc.,
Attention:	Community Manager
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>

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 - \$650.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

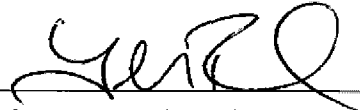
Optional Inspection Fee - \$150.00

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.

PRINCETON ESTATES RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

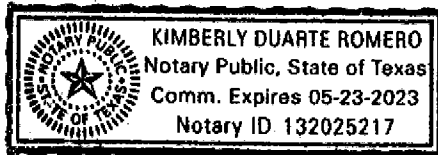
By: 
Printed Name: Terah Paul
Title: President

STATE OF TEXAS §
COUNTY OF COLLIN §
TEXAS §

This instrument was acknowledged before me this 17 day of MAY, 2023, by Terah Paul, President of Princeton Estates Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]


Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Princeton Estates, recorded under Document No. 2023000054646, Official Public Records of Collin County, Texas.
2. Princeton Estates Community Manual, recorded under Document No. 2023000054768, Official Public Records of Collin County, Texas.
3. Princeton Estates Adoption of Working Capital Assessment, recorded under Document No. 2023000054767, Official Public Records of Collin County, Texas.

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

Instrument Number: 2023000054792

eRecording - Real Property

CERTIFICATE

Recorded On: May 18, 2023 12:33 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 2023000054792

Receipt Number: 20230518000330

Recorded Date/Time: May 18, 2023 12:33 PM

User: Kacy M

Station: Station 8

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