

Denton County
Juli Luke
County Clerk

Instrument Number: 5269

ERecordings-RP

CERTIFICATE

Recorded On: January 18, 2024 09:21 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: 5269
Receipt Number: 20240118000133
Recorded Date/Time: January 18, 2024 09:21 AM
User: Diana P
Station: Station 37

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

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
NORTHWOOD MANOR RESIDENTIAL COMMUNITY, INC.**

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

The undersigned, being an officer of Northwood Manor Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Northwood Manor Residential Community, Inc., recorded as Document No. 2020-77950, in the Official Public Records of Denton, County, Texas.

1. Name of the Subdivision: Northwood Manor.
2. Name and Mailing Address of the Association: Northwood Manor Residential Community, Inc., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision: Lots 1 through 31, Block A; Lots 1 through 9, Block B; Lots 1 through 21, Block C; Lots 1 through 61, Block D; Lots 1 through 34, Block E; and Lots 1 through 12, Block F, Northwood Manor, a subdivision in the City of Frisco, Denton County, Texas according to the map or plat thereof recorded as Document No. 2020-171 of the Plat Records of Denton County, Texas.
4. Recording Data for 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. 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 to access the association's dedicatory instruments:
 <https://neighborhoodmanagement.com>
7. Property Transfer /Resale Fees:
 Working Capital Assessment: \$400.00
 Transfer Fee: \$250.00
 Resale Certificate Fee: \$375.00
 Refinance Fee: \$150.00

Rush Fee: \$75.00
Resale Certificate Fee Update – Free up to 14 days.
Updates from 14 to 180 days - \$100.00

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

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

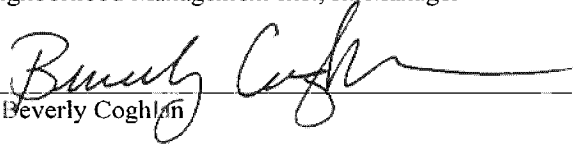
{SIGNATURE PAGE FOLLOWS}

**NORTHWOOD MANOR RESIDENTIAL COMMUNITY,
INC., a Texas nonprofit corporation**

By: Neighborhood Management Inc., Its Manager

By: _____

Name: Beverly Coghlan



STATE OF TEXAS

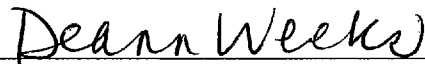
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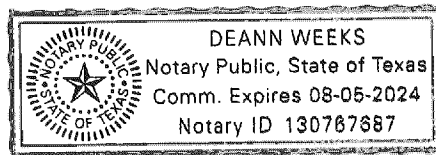
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 17 day of January, 2024, by Beverly Coghlan, Agent for the Association of Northwood Manor Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public Signature, State of Texas



ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions, and Restrictions for Northwood Manor, recorded as Document No. 2020-77589, Official Public Records of Denton County, Texas.
2. Northwood Manor Adoption of Working Capital Assessment, recorded as Document No. 2020-77947, Official Public Records of Denton County, Texas.
3. Northwood Manor Community Manual, recorded as Document No. 2020-77948, Official Public Records of Denton County, Texas.
4. Northwood Manor First Supplement to Community Manual, recorded as Document No. 2021-159350, Official Public Records of Denton County, Texas.