

**Denton County
Juli Luke
County Clerk**

Instrument Number: 105990

ERecordings-RP

CERTIFICATE

Recorded On: September 22, 2025 01:05 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 105990
Receipt Number: 20250922000413
Recorded Date/Time: September 22, 2025 01:05 PM
User: Kraig T
Station: Station 21

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
FOR
SARATOGA COMMUNITY ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Saratoga Community Association, Inc., 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: Saratoga.
2. The name of the Association: Saratoga Community Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

 Saratoga Community Association, Inc.
 c/o Neighborhood Management Inc
 1024 S Greenville Ave, Suite 230
 Allen, TX. 75002
5. 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
6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. 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
Capitalization Fee: \$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

SARATOGA COMMUNITY ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

This instrument was acknowledged before me on the 22nd day of September, 2025, by Beverly Coghlan, Agent for the Association of SARATOGA COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

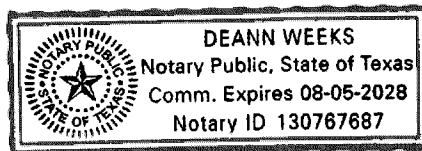


EXHIBIT A

Document	Recording Information
Plats:	
Saratoga Section One – February 23, 1982	Cabinet C, Slide 35
Saratoga Section One - February 23, 1982	Cabinet C, Slide 36
Replat of Tract No. 1 Saratoga Section 1 – September 20, 1994	Cabinet K, Slide 316
Replat Saratoga Section Two Lots 30R-33R, Block 3 – November 1, 1996	Cabinet M, Slide 335
Replat Saratoga Section Two Lots 25-R, Block 3 – August 21, 2003	Cabinet V, Slide 194
Restrictions:	
Declaration of Covenants, Conditions and Restrictions for Saratoga Community Association, Inc. – March 9, 1982	Document No. 1982-6222
Amendment to Declaration – September 23, 1983	Document No. 1983-41191
First Amended and Restated Declaration – October 19, 2006	Document No. 2006-129740
Declaration of Covenants, Conditions and Restrictions - November 14, 2023	Document No. 2023-121749