

**MANAGEMENT CERTIFICATE  
FOR  
WHITESTONE ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

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

Whitestone Estates Homeowners 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  
Initiation Fee:          \$1,000.00.

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

## ACKNOWLEDGEMENT

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

**WHITESTONE ESTATES HOMEOWNERS  
ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: *Beverly Coghlan*  
Name: Beverly Coghlan

STATE OF TEXAS

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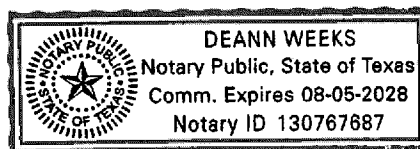
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 17<sup>th</sup> day of September, 2024, by Beverly Coghlan, Agent for the Association of WHITESTONE ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

*Deann Weeks*

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Whitestone Estates Phase 1 03/07/2017	Document No 20170307010001180
Whitestone Estates Phase 2 09/14/2020	Document No. 20200914010003510
Whitestone Estates Phase 3 01/19/2022	Document No. 20220119010000210
Declaration Jan 30, 2017	Document No. 20170130000129250
1 <sup>st</sup> Amended & Restated Declaration April 3, 2017	Document No 20170403000422660
1 <sup>st</sup> Modification and Amend of First Amend/Restated Decl: – Aug 2, 2017	Document No 20170802001022460
Supplemental Declaration 09/14/2020	Document No 20200914001547100
2 <sup>nd</sup> Modification & Amendment of 1 <sup>st</sup> Amended & Restated Declaration Sept 14, 2020	Document No 20200914001547110
Supplemental Declaration- Jan 19, 2022	Document No 20220119000095900

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

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**Instrument Number:** 2024000114656

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 17, 2024 03:53 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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: 2024000114656  
Receipt Number: 20240917000719  
Recorded Date/Time: September 17, 2024 03:53 PM  
User: Kim D  
Station: Workstation cck024

**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