

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 83385

ERecordings-RP

NOTICE

Recorded On: June 06, 2022 08:16 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$38.00

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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: 83385  
Receipt Number: 20220603000700  
Recorded Date/Time: June 06, 2022 08:16 AM  
User: Debra B  
Station: Station 42

**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  
ESTATES AT YARBROUGH FARMS HOMEOWNERS ASSOCIATION, INC.**

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

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

Estates at Yarbrough Farms 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
Working Capital:	\$200.00

For all resale and refinance information, please go to <https://www.homewisedocs.com>

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

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

**ESTATES AT YARBROUGH FARMS HOMEOWNERS  
ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

§

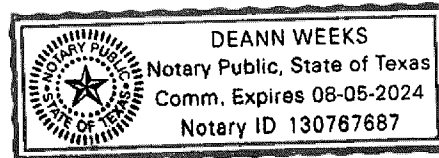
§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 3<sup>rd</sup> day of June, 20 22 by Beverly Coghlan, Agent for the Association of ESTATES AT YARBROUGH FARMS 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>
Declaration of Covenants, Conditions and Restrictions: November 6, 2018	Document No.2018-131123
First Amendment to Declaration of Covenants, Conditions and Restrictions December 3, 2020	Document No. 2020-197798
Supplemental Declaration Dec 9, 2020	Document No. 2020-201172
Supplemental Declaration: Jan 26, 2021	Document No 2021-13873
Supplemental Declaration: Feb 2, 2021	Document No. 2021-19048
Supplemental Declaration: March 19, 2021	Document No 2021-48481
Supplemental Declaration: March 19, 2021	Document No 2021-48480
Supplemental Declaration: April 5, 2021	Document No 2021-59137
Supplemental Declaration July 1, 2021	Document No 2021-119607
Supplemental Declaration: July 30, 2021	Document No 2021-137719
Supplemental Declaration: Dec 3, 2020	Document No 2020-197294
Supplemental Declaration: Dec 9, 2020	Document No 2020-13874