

**MANAGEMENT CERTIFICATE
OF
TRAILS OF LAVON RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Trails of Lavon 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: Trails of Lavon.
2. The name of the Association: Trails of Lavon Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Trails of Lavon, recorded under Document No. 2023000119125 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 and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Trails of Lavon 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:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn.: Jenn Barnes-Callahan
Telephone Number::	(972) 359-1548 x143
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 - \$500.00

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.

TRAILS OF LAVON RESIDENTIAL COMMUNITY, INC.,

a Texas nonprofit corporation

By:

Name: Steven M. Cook

Title: Resident

STATE OF TEXAS

50

COUNTY OF Dallas

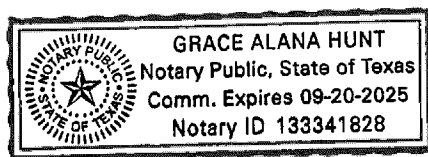
508

can

This instrument was acknowledged before me on the 5th day of October, 2023, by Steven Cook, the President of Trails of Lavon Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Gracie Hunt
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.

Winstead PC

401 Congress Avenue, Suite 2100

Austin, Texas 78701

Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Trails of Lavon, recorded as Document No. 2023000119125, in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
2. Trails of Lavon Community Manual, recorded as Document No. 2023000133605 in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
3. Trails of Lavon Adoption of Working Capital Assessment, recorded as Document No. 2023000120880 in the Official Public Records of Collin County, Texas.

ATTACHMENT 1

TRAILS OF LAVON RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

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

Instrument Number: 2023000141044

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 12, 2023 02:35 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: 2023000141044
Receipt Number: 20231212000267
Recorded Date/Time: December 12, 2023 02:35 PM
User: Abby H
Station: Station 7

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