

**MANAGEMENT CERTIFICATE  
OF  
MADERA HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer of Madera Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Madera.
2. The name of the association: Madera Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property located in in Collin County, Texas, made subject to that certain Madera Master Covenant [Residential], recorded under Document No. 2024000065209, Official Public Records of Collin County, Texas, as may be amended from time to time (the "Covenant"), pursuant to the Recording of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments and/or supplements to thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the association: Madera Homeowners Association, 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:	Madera Homeowners Association, Inc., c/o Neighborhood Management, Inc.
Attn.:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Telephone Number:	972-359-1548
Email Address:	<u><a href="mailto:managementcertificate@nmitx.com">managementcertificate@nmitx.com</a></u>

7. Website to access the Association's dedicatory instruments:  
[www.condocerts.com](http://www.condocerts.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

Basic Resale Package Fee - \$375.00 (*other options for additional costs will be displayed on the CondoCerts website*)

Community Enhancement Fee – one fourth of one percent (0.25%) of the Transfer Price (as defined in the Community Enhancement Covenant, recorded in the Official Public Records of Collin County, Texas).

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.

MADERA HOMEOWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation

By:

Shanta Williams

Name: Shanta' Williams

Title: President

THE STATE OF TEXAS

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COUNTY OF

Tarrant

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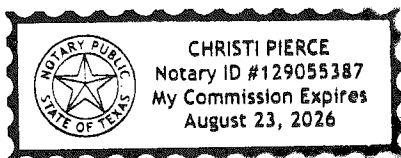
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This instrument was acknowledged before me on 16 day of May, 2024, by Shanta' Williams, the President of Madera Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Christ Pierce

Notary Public Signature



AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.

WINSTEAD PC

401 CONGRESS AVENUE, SUITE 2100

AUSTIN, TEXAS 78701

EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT, DECLARATION  
AND RELATED DOCUMENTS

1. Madera Master Covenant [Residential], recorded as Document No. 2024000065209, Official Public Records of Collin County, Texas.
2. Madera Development Area Declaration [Residential], recorded as Document No. 2024000066462, Official Public Records of Collin County, Texas.
3. Madera Community Manual, recorded as Document No. 2024000068904, Official Public Records of Collin County, Texas.
4. Madera Community Enhancement Covenant, recorded as Document No. 2024000066464, Official Public Records of Collin County, Texas.
5. Madera Adoption of Working Capital Assessment, recorded as Document No. 2024000066481, Official Public Records of Collin County, Texas.

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

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**Instrument Number:** 2024000072694

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 17, 2024 10:43 AM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 2024000072694  
Receipt Number: 20240617000242  
Recorded Date/Time: June 17, 2024 10:43 AM  
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