

**Denton County
Juli Luke
County Clerk**

Instrument Number: 128626

ERecordings-RP

MISCELLANEOUS

Recorded On: December 05, 2023 01:45 PM

Number of Pages: 4

" 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: 128626
Receipt Number: 20231205000349
Recorded Date/Time: December 05, 2023 01:45 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
SUNSET POINT AT TWIN COVES PROPERTY OWNERS ASSOCIATION**

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

The undersigned, being the Managing Agent of Sunset Point at Twin Coves Property Owners Association, 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: Sunset Point at Twin Coves.
2. The name of the Association: Sunset Point at Twin Coves Property Owners Association.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Sunset Point at Twin Coves Property Owners Association
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
Reserve Working Capital:	\$1500.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

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

**SUNSET POINT AT TWIN COVES PROPERTY
OWNERS 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 5th day of December, 2023, by Beverly Coghlan, Agent for the Association of SUSNET POINT AT TWIN COVES PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

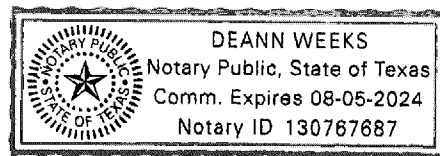


EXHIBIT A

Document	Recording Information
Sunset Point at Twin Coves Plat – July 16, 2019	Document No. 2019-300
Declaration of Covenants, Conditions and Restrictions for Sunset Point at Twin Coves Property Owners Association – November 19, 2021	Document No. 2021-212769
First Amendment to Declaration – November 18, 2022	Document No. 2022-160172