

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2025 - 26907

ERecordings-RP

Recorded On: October 15, 2025 02:45 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$27.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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File Information:

Document Number: 26907
Receipt Number: 20251015000112
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User: Kenady P
Station: CCLERK007

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**MANAGEMENT CERTIFICATE
FOR
SHERMAN HICKORY HILL HOMEOWNERS ASSOCIATION, INC.**

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

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

Sherman Hickory Hill 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:	\$500.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

**SHERMAN HICKORY HILL 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

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This instrument was acknowledged before me on the 15th day of October, 2025, by Beverly Coghlan, Agent for the Association of SHERMAN HICKORY HILL HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

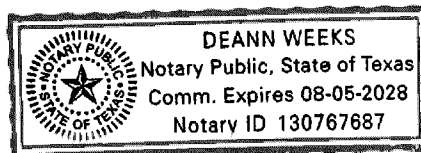


EXHIBIT A

Document	Recording Information
Plats: Final Plat, Hickory Hill Garden Apartment Addition – January 29, 2024	Document No. 2024-15
Final Plat, Hickory Hill Subdivision – October 15, 2024	Document No. 2024-183
Restrictions: Declaration of Restrictions – November 7, 2022	Document No. 2022-36216
Declaration of Covenants, Conditions and Restrictions for Hickory Hill – October 18, 2024	Document No. 2024-28570

