

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
THOMPSON SPRINGS HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of Thompson Springs Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Thompson Springs (the "Declaration"), is filed as Instrument No. 2002-0148181 and recorded in Volume 5273, Page 4831 *et seq.*, of the Official Public Records of Collin County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies that as follows on behalf of the Association:

1. Name of the Subdivision: The name of the subdivision subject to the Declaration is Thompson Springs – Phase 1 and Thompson Springs -Phase 2.
2. Name and Mailing Address of the Association: Thompson Springs Homeowners' Association, Inc., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision: The recording data for the subdivision is Thompson Springs – Phase 1, an Addition to the City of Fairview, Collin County, Texas, according to the Plat recorded as Instrument No. 20021008001453140; and Thompson Springs – Phase 2, recorded as Instrument No. 20041014001509870 of the Map Records of Collin County, Texas.
4. Recording Data for the Declaration. The Declaration is filed as Instrument No. 2002-0148181 and recorded in Volume 5273, Page 4831, *et seq.*, of the Official Public Records of Collin County, Texas; and is amended by that certain Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thompson Springs, filed as Instrument No. 2005-0119435 and recorded in Volume 5990, Page 2311, *et seq.*, of the Official Public Records of Collin County, Texas; along with that certain Supplemental Declaration of Covenants, Conditions and Restrictions for Thompson Springs, filed as Instrument No.2005-0119436 and recorded in Volume 5990, Page 2315, *et seq.*, of the Official Public Records of Collin County, Texas; and any additional amendments thereof or supplements thereto recorded in the Official Public Records of Collin County, Texas.

5. 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: The Association's website may be found at
<https://neighborhoodmanagement.com>

7. Property Transfer /Resale Fees:

| | |
|----------------------------|-----------|
| Resale Certificate: | \$375.00 |
| Resale Certificate Update: | \$75.00 |
| Transfer Fee: | \$250.00 |
| Optional Inspection Fee: | \$150.00 |
| Initiation Fee: | \$300.00. |

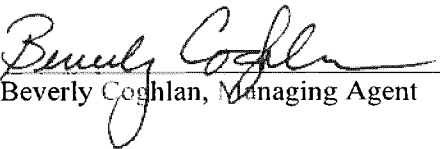
8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

ASSOCIATION:

**THOMPSON SPRINGS HOMEOWNERS
ASSOCIATION, INC.**
a Texas non-profit corporation

By: Neighborhood Management, Inc.
Its: Managing Agent

By: 
Beverly Coghlan, Managing Agent

STATE OF TEXAS

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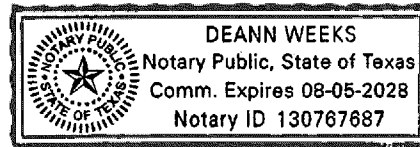
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 11th day of September, 2024, by Beverly Coghlan, Agent for THOMPSON SPRINGS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



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

Instrument Number: 2024000111969

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 11, 2024 04:19 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000111969
Receipt Number: 20240911000261
Recorded Date/Time: September 11, 2024 04:19 PM
User: Kacy M
Station: Station 10

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