

**MANAGEMENT CERTIFICATE  
FOR  
COTTONWOOD CROSSING OWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Cottonwood Crossing 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: Cottonwood Crossing.
2.     The name of the Association: Cottonwood Crossing Owners Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:

Cottonwood Crossing HOA  
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  
Operating Fee:          \$250.00  
Reserve Capitalization: \$200.00 Builder to First Homeowner

For all resale and refinance information, please go to <https://www.homewisedocs.com>

[ACKNOWLEDGEMENT PAGE FOLLOWS]


**ACKNOWLEDGEMENT**

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

**COTTONWOOD CROSSING OWNERS ASSOCIATION,  
INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By:   
Name: Beverly Coghlan

STATE OF TEXAS

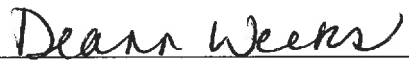
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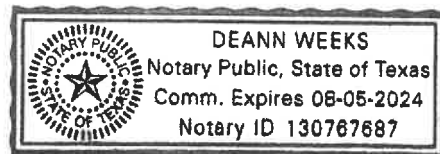
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 25<sup>th</sup> day of May, 2022, by Beverly Coghlan, Agent for the Association of COTTONWOOD CROSSING OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Cottonwood Crossing: 2014-550 October 15, 2014	Document No. 20141015010003440
Cottonwood Crossing-Minor Replat: 2015-436 August 3, 2015	Document No. 20150803010002770
Declaration of Covenants, Conditions and Restrictions for Cottonwood Crossing – October 15, 2014	Document No. 20141015001127800
First Amendment to Declaration - Feb 20, 2015	Document No. 2015220000188590
Second Amendment to Declaration - Feb 11, 2016	Document No. 20160211000162010