

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 23001

ERecordings-RP

CERTIFICATE

Recorded On: March 05, 2024 12:11 PM

Number of Pages: 4

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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: 23001  
Receipt Number: 20240305000321  
Recorded Date/Time: March 05, 2024 12:11 PM  
User: Michael T  
Station: Station 34

**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  
VILLAS AT PARKER HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Villas at Parker 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: Villas at Parker
2.     The name of the Association: Villas at Parker Homeowners Association, Inc.
3.     The recording data for the subdivision: See **Exhibit A.**
4.     The name and mailing address of the Association:  
  
                                  Villas at Parker 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
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
Capitalization Fee:	\$200.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

**ACKNOWLEDGEMENT**

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

**VILLAS AT PARKER 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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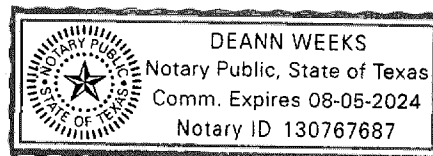
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 5 day of March, 2024, by Beverly Coghlan, Agent for the Association of VILLAS AT PARKER HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Villas at Parker - Phase I May 19, 2017	Document No.2017-232
Declaration of Covenants, Conditions and Restrictions for Villas at Parker May 16, 2017	Document No.2017-57418