

**MANAGEMENT CERTIFICATE  
FOR  
GRADY NIBLO ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

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

Grady Niblo Estates 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  
Acquisition Fee:        \$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**GRADY NIBLO ESTATES HOMEOWNERS  
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: \_\_\_\_\_

Name: Beverly Coghlan

STATE OF TEXAS

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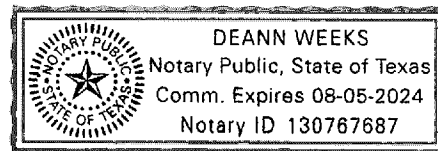
COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 12<sup>th</sup> day of September 2023, by Beverly Coghlan, Agent for the Association of GRADY NIBLO ESTATES 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>
Grady Niblo Estates, Phase 1- May 19, 2006	Document No. 200600183238
Grady Niblo Estates, Phase 2 - February 9, 2015	Document No. 201500032031
Grady Niblo Estates, Phase 3 – November 9, 2016	Document No. 201600316136
Grady Niblo Estates, Phase 4 – November 20, 2017	Document No. 201700327656
Declaration of Covenants, Conditions and Restrictions for Grady Niblo Estates – January 28, 2011	Document No. 201100024593
First Amendment to Declaration - October 26, 2011	Document No. 201100278426
Supplemental Declaration - February 26, 2015	Document No. 201500046224
Supplemental Declaration – December 15, 2016	Document No. 201600350018

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202300187969

eRecording - Real Property

**Recorded On:** September 15, 2023 08:30 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

**Total Recording:** \$34.00

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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:** 202300187969  
**Receipt Number:** 20230914000760  
**Recorded Date/Time:** September 15, 2023 08:30 AM  
**User:** Vickey J  
**Station:** Cc131

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.