

**MANAGEMENT CERTIFICATE
OF
THE RANCH AT UPTOWN RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Ranch at Uptown Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Ranch at Uptown.
2. The name of the Association: The Ranch at Uptown Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Ranch at Uptown, recorded under Document No. 2024000145594 in the Official Public Records of Collin County, Texas, as may be amended from time to time (the "**Declaration**"), and which is more particularly described on Exhibit "A" attached to the Declaration.
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Ranch at Uptown Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, Attn: McKayla Kimmet.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

| | |
|------------------|---------------------------------------------------------------------------------------|
| Name: | The Ranch at Uptown Residential Community, Inc., c/o Neighborhood Management, Inc. |
| Attn: | McKayla Kimmet |
| Mailing Address: | 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002 |
| Tel.: | (972) 359-1548 |
| Email: | <u>customer care@mnitx.com</u> |

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment: \$950.00

Transfer Fee: \$250.00

Resale Certificate Fee: \$375.00

Optional Inspection Fee: \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 12th day of November, 2024.

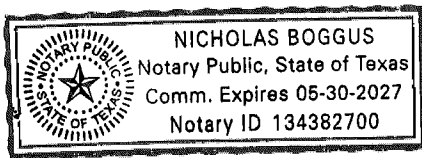
**THE RANCH AT UPTOWN RESIDENTIAL
COMMUNITY, INC.,** a Texas nonprofit corporation

By: [Signature]
Name: Nathan Thompson
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 12th day of November, 2024,
by Nathan Thompson, President of The Ranch at Uptown Residential Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Ranch at Uptown, recorded under Document No. 2024000145594, Official Public Records of Collin County, Texas, as may be amended from time to time.
2. The Ranch at Uptown Community Manual, recorded under Document No. 2024000145767, Official Public Records of Collin County, Texas.
3. The Ranch at Uptown Community Enhancement Covenant, recorded under Document No. 2024000145812, Official Public Records of Collin County, Texas.
4. The Ranch at Uptown Design Guidelines, recorded under Document No. 2024000145820, Official Public Records of Collin County, Texas.
5. The Ranch at Uptown Adoption of Working Capital Assessment, recorded under Document No. 2024000145920, Official Public Records of Collin County, Texas.

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

Instrument Number: 2024000146158

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 25, 2024 09:35 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 2024000146158
Receipt Number: 20241125000166
Recorded Date/Time: November 25, 2024 09:35 AM
User: Kim D
Station: Workstation cck024

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