

**Denton County
Juli Luke
County Clerk**

Instrument Number: 44117

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: April 29, 2024 01:53 PM

Number of Pages: 4

" 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: 44117
Receipt Number: 20240429000506
Recorded Date/Time: April 29, 2024 01:53 PM
User: Kraig T
Station: Station 21

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
LATERA RESIDENTIAL ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of Latera Residential Association, Inc., a Texas non-profit corporation ("the Association").

W I T N E S S E T H:

WHEREAS, the Declarant for Latera Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Latera Estates filed of record on or about May 16, 2018 (the "Declaration") and recorded as Document No. 55750 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Latera Estates.

WHEREAS, the Association was duly formed on May 15, 2018, as Latera Residential Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code 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 which is subject to the Declaration is Latera Estates.
2. Name and Mailing Address of the Association. The name of the Association is the Latera Residential Association, Inc., located in Denton County, Texas. The mailing address for the Association is Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision. The Declaration, Bylaws, and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about May 16, 2018 (the "Declaration") recorded as Document No. 55750 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. Recording Data for the Plat. The Plat for the Association was filed on or about May 4, 2018 (the "Plat") and recorded at Document No. 2018-205 in the Real Property Records of Denton County, Texas.

6. 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

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

8. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Working Capital:	\$250.00.

9. 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:

LATERA RESIDENTIAL 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

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This instrument was acknowledged before me on the 29 day of April, 2024, by Beverly Coghlan, Agent for the Association of Latera Residential Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

