

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
WESTBROOK HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS
COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **Westbrook Homeowners Association, Inc.**

1. The name of the subdivision is Westbrook at Ridgeview.
2. The name of the association is Westbrook Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Westbrook at Ridgeview Ph. 1

Recording Data

PASQUINELLI'S WESTBROOK AT RIDGEVIEW, Phase 1, an Addition to the City of Plano, Collin County, Texas, according to the Plat recorded on December 6, 2002, in Cabinet O, Page 301 and Document No. 2002-0180894 of the Map Records, Collin County, Texas.

Westbrook at Ridgeview Ph. 2

PASQUINELLI'S WESTBROOK AT RIDGEVIEW, Phase 2, an Addition to the City of Plano, Collin County, Texas, according to the Plat recorded on July 25, 2003, in Cabinet P, Page 68 and Document No. 20030142524 of the Map Records, Collin County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Westbrook at Ridgeview, recorded on or about December 12, 2002, as Document No. 2002-0185074 (or 20021212001850740), Volume 5315, Page 005344 in the Real Property Records of Collin County, Texas.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Westbrook at Ridgeview, recorded on or about December 20, 2005, as Document No. 2005-0178123 (or 20051220001871230) in the Real Property Records of Collin County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Westbrook at Ridgeview, recorded on or about October 4, 2016, as Document No. 20161004001340000 in the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:
- Westbrook Homeowners Association, Inc.
c/o Neighborhood Management, Inc.
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
6. The name, mailing address, telephone number, and email address of the association's designated representative is as follows:
- Beverly Coghlan
Neighborhood Management, Inc.
1024 S. Greenville, Suite 230
Allen, Texas 75002
Telephone: 972-359-1548 Email: managementcertificate@nmitx.com.
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is: <https://neighborhoodmanagement.com>.
8. Property Transfer /Resale Fees:
- | | |
|----------------------------|-------------------------|
| Resale Certificate: | \$375.00 |
| Resale Certificate Update: | \$75.00 |
| Transfer Fee: | \$250.00 |
| Optional Inspection Fee: | \$150.00 |
| Working Capital: | Two Months Assessments. |
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, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 21 day of March, 2024

WESTBROOK HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

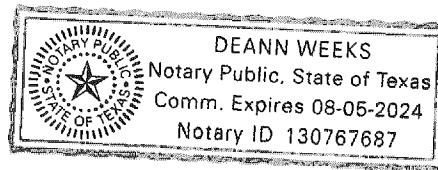
Title: Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 21 day of March, 2024, by Beverly Coghlan, Agent for the Association of WESTBROOK HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas



Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000032535

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 21, 2024 02:38 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000032535

Receipt Number: 20240321000476

Recorded Date/Time: March 21, 2024 02:38 PM

User: Jennifer W

Station: Station 3

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