

**Denton County
Juli Luke
County Clerk**

Instrument Number: 1223

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: January 06, 2025 12:40 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: 1223
Receipt Number: 20250106000362
Recorded Date/Time: January 06, 2025 12:40 PM
User: Calinda B
Station: Station 20

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
FLOWER MOUND WOODS RESIDENTIAL COMMUNITY, INC.**

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

The undersigned, being the Managing Agent of Flower Mound Woods Residential Community, 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: Flower Mound Woods.
2. The name of the Association: Flower Mound Woods Residential Community, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Flower Mound Woods Residential Community, 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
Reserve Working Capital:	2 Months of Regular Assessments.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

FLOWER MOUND WOODS RESIDENTIAL COMMUNITY, INC.

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

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This instrument was acknowledged before me on the 6th day of January, 2025, by Beverly Coghlan, Agent for the Association of FLOWER MOUND WOODS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

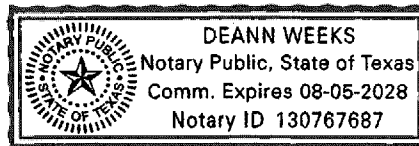


EXHIBIT A

Document	Recording Information
Flower Mound Woods (amended plat of Casa de Rembert) – August 214, 2009	Document No.2009-228
Flower Mound Woods (amended plat) – May 27, 2010	Document No.2010-94
Declaration of Covenants, Conditions and Restrictions for Flower Mound Woods Residential Community, Inc. – August 29, 2008	Document No. 2008-95547
First Amendment to Declaration – August 14, 2009	Document No. 2009-98896
Amended/Restated Declaration – May 27, 2010	Document No. 2010-50756