

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
OF  
SHARIEFF GARDEN HOMES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Sharieff Garden Homes 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: Sharieff Garden Homes.
2. The name of the Association: Sharieff Garden Homes Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sharieff Garden Homes, recorded under Document No. D223123999 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sharieff Garden Homes Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Sharieff Garden Homes Residential Community, Inc., c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	<u><a href="mailto:managementcertificate@nmitx.com">managementcertificate@nmitx.com</a></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 - \$350.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

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 5th day of July, 2023.

**SHARIEFF GARDEN HOMES RESIDENTIAL  
COMMUNITY, INC.,**  
a Texas nonprofit corporation

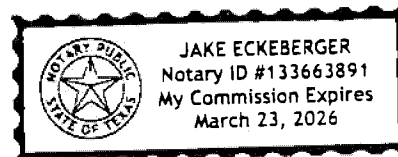
By: Caleb Lee  
Printed Name: Caleb Lee  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF Collin           §

This instrument was acknowledged before me on the 5 day of July, 2023, by Caleb Lee, President of SHARIEFF GARDEN HOMES RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

[Signature]  
Notary Public Signature



**AFTER RECORDING RETURN TO:**  
Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Sharieff Garden Homes, recorded under Document No. D223123999 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Sharieff Garden Homes Community Manual, recorded under Document No. D223124376 in the Official Public Records of Tarrant County, Texas, as the same may be amended and supplemented from time to time.
3. Sharieff Garden Homes Adoption of Working Capital Assessment, recorded under Document No. D223124448 in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1  
SHARIEFF GARDEN HOMES RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE