

**MANAGEMENT CERTIFICATE  
FOR  
WINDSOR PARK (MCKINNEY) HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Windsor Park (McKinney) Homeowners Association, 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: Windsor Park
2.     The name of the Association: Windsor Park (McKinney) Homeowners Association, Inc.
3.     The recording data for the subdivision: See **Exhibit A**.
4.     The name and mailing address of the Association:

Windsor Park (McKinney) Homeowners Association, 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.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

### ACKNOWLEDGEMENT

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

**WINDSOR PARK (MCKINNEY) HOMEOWNERS  
ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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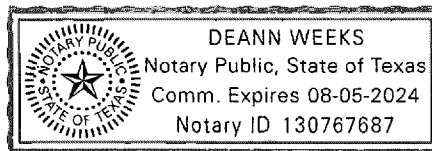
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26 day of March, 2024, by Beverly Coghlan, Agent for the Association of **WINDSOR PARK (MCKINNEY) HOMEOWNERS ASSOCIATION, INC.**, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Windsor Park Addition – Vol 2013 Page 416 September 10, 2013	DocumentNo.20130910010002720
Declaration of Covenants, Conditions and Restrictions for Windsor Park (McKinney) – September 10, 2013	DocumentNo.20130910001277510
Windsor Park Addition Lot 19R & CA1 – June 19, 2015	Document No. 20150619010002180
First Amendment to Declaration: April 27, 2015	Document No 20150427000468640

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

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**Instrument Number:** 2024000034675

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 27, 2024 08:29 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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: 2024000034675

Receipt Number: 20240327000014

Recorded Date/Time: March 27, 2024 08:29 AM

User: Amanda J

Station: Station 6

**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