

STATE OF TEXAS

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COUNTY OF ELLIS AND JOHNSON

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SOUTH POINTE ESTATES (PHASE 3)
HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of SOUTH POINTE ESTATES (PHASE 3) HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS IPRR South Pointe-1, LLC, a Delaware limited liability company, as Declarant, placed of record that certain Master Declaration of Covenants, Conditions and Restrictions for South Pointe filed on March 4, 2016 as Instrument No. 2016-4961 of the Official Public Records of Johnson County, Texas; and filed on March 4, 2016 as Instrument No. 1606184 of the Official Public Records of Ellis County, Texas (the "Declaration"), which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Texas Residential Property Owners Protection Act 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 subject to the Declaration is Southpointe Phase 3.
2. Name and Mailing Address of the Association: The name of the Association is South Pointe Estates (Phase 3) Homeowners' Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision: The recording data for the subdivision is Southpointe, an Addition to the City of Mansfield, Ellis and Johnson County, Texas according to the Plat recorded in Volume 11, Page 605 (Phase 3) of the Map/Plat Records of Ellis and Johnson County, Texas, including any amendments and replats.
4. Recording Data for the Declaration. The Declaration is filed as Instrument No. 2016-4961 of the Official Public Records of Johnson County, Texas, and as Instrument No. 1606184 of the Official Public Records of Ellis County, Texas and the Subordinate Declaration of Covenants, Conditions and Restrictions for the Estates at South Pointe (Phase 3) as Instrument No. 2020-3561 of the Official Public Records of Johnson County, Texas and any additional amendments thereof or supplements thereto.

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

7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$150.00.

8. 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.

{SIGNATURE PAGE FOLLOWS}

ASSOCIATION:

**SOUTH POINTE ESTATES (PHASE3)
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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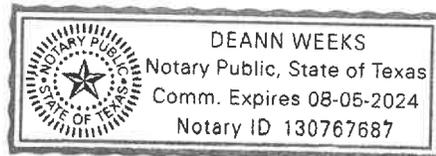
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 3rd day of June, 2024, by Beverly Coghlan, Agent of SOUTH POINTE ESTATES (PHASE3) HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas





VG-105-2024-16096

**Johnson County
April Long
Johnson County Clerk**

Instrument Number: 2024 - 16096

Real Property Recordings

Recorded On: June 11, 2024 01:25 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: 2024 - 16096
Receipt Number: 20240611000129
Recorded Date/Time: June 11, 2024 01:25 PM
User: Michelle D

Record and Return To:

NEIGHBORHOOD MANAGEMENT
1024 S GREENVILLE AVE STE 230

Station: CCL42

ALLEN TX 75002



**STATE OF TEXAS
Johnson County**

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 Johnson County, Texas

April Long
Johnson County Clerk
Johnson County TX