AFTER RECORDING RETURN TO:
Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
§
COUNTY OF DENTON §

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR EVERS WAY OWNERS ASSOCIATION, INC.

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of EVERS WAY OWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, D.R. Horton – Texas, Ltd., a Texas limited partnership, as Declarant, previously executed that certain Declaration of Covenants, Conditions and Restrictions for Evers Way, and filed it under Instrument No. 2019-38630 in the Official Public Records of Denton 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 the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision**. The name of the subdivision subject to the Declaration is Evers Way.

2. **Name and Mailing Address of the Association**. The name of the Association is Evers Way Owners Association, Inc., and its mailing address is c/o Neighborhood Management, Inc., 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002.

3. **Recording Data for the Subdivision**. The recording data for the subdivision is recording under Instrument No. 2018-189 in the Official Map/Plat Records of Denton County, Texas.

4. **Recording Data for the Declaration**. The recording data for the Declaration is recorded under Instrument No. 2019-38630, the First Amendment to the Declaration is recorded under Instrument No. 2019-59506, the Second Amendment to the Declaration is recorded under Instrument No. 2019-87584, the Third Amendment to the Declaration is recorded under Instrument No. 2019-94103, along with any additional amendments thereof or supplements thereto recorded in the Official Public Records of Denton County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association**. The Association's managing agent is Neighborhood Management, Inc., located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at managementcertificate@nmitx.com.

6. **Website**. The Association's website may be found at https://neighborhoodmanagement.com.

7. **Fees Due Upon Property Transfer**. Fees charged relating to a property transfer are: (i) $375.00 as resale certificate fee; (ii) up to $75.00 for resale certificate update; (iii) $250.00 transfer fee; and (iv) optional property inspection fee of $150.00.

8. **Resale Certificates**. Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via https://neighborhoodmanagement.com or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Neighborhood Management, Inc. office, located at 1024 S Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548, and email at managementcertificate@nmitx.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

EVERS WAY OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: Neighborhood Management, Inc.
Its: Managing Agent

By: _____
Beverly Coghlan, Managing Agent

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27th day of September, 2021, by Beverly Coghlan, Community Manager at Neighborhood Management, Inc., the Managing Agent of Evers Way Owners Association, Inc., a Texas non-profit corporation.

Deann Weeks
Notary Public, State of Texas

DEANN WEEKS
Notary Public, State of Texas
Comm. Expires 08-05-2024
Notary ID 130767687