

Denton County
Juli Luke
County Clerk

Instrument Number: 5617

ERecordings-RP

CERTIFICATE

Recorded On: January 21, 2025 12:15 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: 5617
Receipt Number: 20250121000103
Recorded Date/Time: January 21, 2025 12:15 PM
User: Jennifer K
Station: Station 18

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
CHATEAUX AT THE SHOPS NEIGHBORHOOD ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Chateaux at the Shops Neighborhood 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: Castle Hills Village Center.
2. The name of the Association: Chateaux at the Shops Neighborhood Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Chateaux at the Shops Neighborhood 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

CHATEAUX AT THE SHOPS NEIGHBORHOOD ASSOCIATION, INC.

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS

§

§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 20th day of January, 2025, by Beverly Coghlan, Agent for the Association of CHATEAUX AT THE SHOPS NEIGHBORHOOD ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas

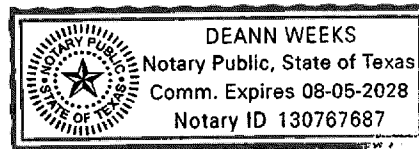


EXHIBIT A

Document	Recording Information
Castle Hills Village Center – May 19, 2016	Document No. 2016/202
Declaration of Covenants, Conditions and Restrictions for Chateaux at the Shops Neighborhood Association, Inc. * – February 1, 2017	Document No. 2017-12904

*And subject to the following declarations (and any amendments thereto):

Master Declaration (Castle Hills Master Association): 4078/1090 – April 24, 1998

Declaration (Castle Hills, Phase I): 4078/1041 – April 24, 1998

Declaration (Castle Hills School Foundation): 4078/1029 – April 24, 1998