

**MANAGEMENT CERTIFICATE  
FOR  
VILLAS ON THE BLUFF HOMEOWNERS ASSOCIATION, INC.**

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

The undersigned, being the Managing Agent of Villas on the Bluff 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: Villas on the Bluff
2.     The name of the Association: Villas on the Bluff Homeowners Association, Inc.
3.     The recording data for the subdivision: See **Exhibit A**.
4.     The name and mailing address of the Association:

Villas on the Bluff 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

For all resale and refinance information, please go to <https://www.homewisedocs.com>

*[ACKNOWLEDGEMENT PAGE FOLLOWS]*

**ACKNOWLEDGEMENT**

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

**VILLAS ON THE BLUFF 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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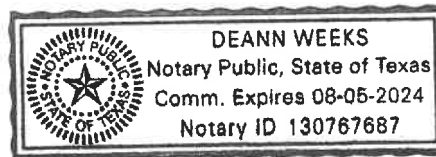
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 11<sup>th</sup> day of May, 2022, by Beverly Coghlan, Agent for the Association of VILLAS ON THE BLUFF 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>
Declaration of Covenants, Conditions and Restrictions for Villas on the Bluff July 9, 1997	DocumentNo.D197123491
First Amendment to Declaration of Covenants, Conditions and Restrictions for Villas on the Bluff Sept 2, 1997	DocumentNo.D197159312
Second Amendment to Declaration of Covenants, Conditions and Restrictions for Villas on the Bluff Feb. 20, 1998	DocumentNo. D198033909
Third Amendment to Declaration of Covenants, Conditions and Restrictions for Villas on the Bluff Apr. 13, 1998	DocumentNo. D198075351
Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Villas on the Bluff Jun. 2, 1998	DocumentNo. D198118866
Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Villas on the Bluff Sept. 2, 1998	DocumentNo. D198201994
Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Villas on the Bluff Sept. 23, 1998	DocumentNo. D198220668
AOI/Community Policies & Guidelines Apr. 20, 2012	DocumentNo. D212095099
Agreement Nov. 20, 2014	DocumentNo. D214253995