Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

Instrument Number: 2024 - 27081

ERecordings-RP

Recorded On: October 04, 2024 11:51 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $23.00

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Receipt Number:	20241004000087	100 W. Houston Ste. 17
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User:	Kenady P	Sherman TX 75090
Station:	CCLERK007	

STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

MANAGEMENT CERTIFICATE
OF
WESTMOOR RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Westmoor Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Westmoor.

2. The name of the Association: Westmoor Residential Community, Inc., a Texas nonprofit corporation.

3. The recording data for the subdivision: All that certain real property situated in Grayson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Westmoor, recorded under Document No. 2024-26980, in the Official Public Records of Grayson County, Texas, as the same may be amended from time to time (the "**Declaration**").

4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.

5. The name and mailing address of the Association: Westmoor Residential Community, Inc., c/o Neighborhood Management, Inc., Attn: Beverly Coghlan, 1024 South Greenville, Suite 230, Allen, Texas 75002.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Westmoor Residential Community, Inc., c/o Neighborhood Management, Inc.
Mailing Address:	1024 South Greenville, Suite 230 Allen, Texas 75002
Attn.:	Beverly Coghlan
Telephone Number:	(972) 359-1548
Email Address:	managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments:

   www.neighborhoodmanagement.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

   Working Capital Assessment - $500.00

   Transfer Fee - $250.00

   Resale Certificate Fee - $376.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[*SIGNATURE PAGE FOLLOWS*]

EXECUTED to be effective on the date this instrument is Recorded.

WESTMOOR RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: _____
Name: Steven Cook
Title: Director

STATE OF Texas §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3 day of October, 2024, by Steven Cook, as Director of Westmoor Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

COLSON REX YOUNGBLOOD NOTARY PUBLIC STATE OF TEXAS ID. 134987246 EXP. 07-11-2028

_____
Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Mark D. Grobmyer, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com
mgrobmyer@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Westmoor, recorded as Document No. 2024-26980, in the Official Public Records of Grayson County, Texas, as amended and supplemented from time to time.

2. Westmoor Community Manual, recorded as Document No. 2024-27000, in the Official Public Records of Grayson County, Texas, as amended and supplemented from time to time.

3. Westmoor Adoption of Working Capital Assessment, recorded as Document No. 2024-27023, in the Official Public Records of Grayson County, Texas.