MANAGEMENT CERTIFICATE
FOR
MELISSA MAGNOLIA RIDGE HOMEOWNERS ASSOCIATION, INC.

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

The undersigned, being the Managing Agent of Melissa Magnolia Ridge 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: Magnolia Ridge.

2. The name of the Association: Melissa Magnolia Ridge Homeowners Association, Inc.

3. The recording data for the subdivision: See Exhibit A.

4. The name and mailing address of the Association:

Melissa Magnolia Ridge 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.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

MELISSA MAGNOLIA RIDGE HOMEOWNERS 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 3rd day of June, 2024, by Beverly Coghlan, Agent for the Association of MELISSA MAGNOLIA RIDGE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

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

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

EXHIBIT A

Document	Recording Information
Magnolia Ridge Ph 1 – January 12, 2016	Document No.20160112010000090
Magnolia Ridge Ph 2 – November 21, 2019	Document No. 20191121010005080
Declaration of Covenants, Conditions and Restrictions for Melissa Magnolia Ridge Homeowners Association, Inc – March 21, 2016	Document No. 20160321000328390
First Amendment to Declaration – December 16, 2019	Document No. 20191216001595810

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000066842

eRecording - Real Property

CERTIFICATE

Recorded On: June 04, 2024 08:15 AM

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:	2024000066842
Receipt Number:	20240603000894
Recorded Date/Time:	June 04, 2024 08:15 AM
User:	Kacy M
Station:	Station 10

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF COLLIN

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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp