Denton County
Juli Luke
County Clerk

Instrument Number: 22990

ERecordings-RP

MISCELLANEOUS

Recorded On: March 05, 2024 12:06 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:	22990
Receipt Number:	20240305000323
Recorded Date/Time:	March 05, 2024 12:06 PM
User:	Denise W
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
VERONA (LEWISVILLE) HOMEOWNERS ASSOCIATION, INC.

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

The undersigned, being the Managing Agent of Verona (Lewisville) Homeowners Association, 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: Verona

2. The name of the Association: Verona (Lewisville) Homeowners Association, Inc.

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

4. The name and mailing address of the Association:

Verona (Lewisville) Homeowners Association
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
Working Capital:	$995.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

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

VERONA (LEWISVILLE) 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 5 day of March, 2024, by Beverly Coghlan, Agent for the Association of VERONA (LEWISVILLE) 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

EXHIBIT A

Document	Recording Information
- Archer Addition - February 28, 2019	Document No.2018-105
Declaration of Covenants, Conditions and Restrictions for Verona (Lewisville) – April 30, 2019	Document No.2018-48338