

**MANAGEMENT CERTIFICATE  
OF  
CRESCENT HILL RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of the Crescent Hill Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows.

1. The name of the subdivision: Crescent Hill.
2. The name of the Association: Crescent Hill Residential Community Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, as more particularly described in Exhibit A to that certain Declaration of Covenants, Conditions and Restrictions for Crescent Hill recorded under Document No. 2024000056204, Official Public Records of Collin 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: Crescent Hill Residential Community, Inc., c/o Neighborhood Management, Inc., Attn: Mandy Lindsey, 1024 S. Greenville Ave. Suite 230, Allen, Texas 75002
6. The name, mailing address, telephone number, email address of the person managing the Association:

Name: Neighborhood Management, Inc.  
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002  
Attn: Mandy Lindsey  
Telephone Number: 972-359-1548  
Email Address: [msutherland@nmitx.com](mailto:msutherland@nmitx.com)

7. Website to access the Association's dedicatory instruments:  
[www.neighborhoodmanagement.com](http://www.neighborhoodmanagement.com).
8. Amount and description of fees related to property transfer in the subdivision:
  - Working Capital Assessment: \$600.00.
  - HOA Transfer Fee is \$250.00.
  - Resale Certificate Fee: \$ 250.00.
  - Common Area Reserve Assessment: \$600.00

[SIGNATURE PAGE FOLLOWS]

MANAGEMENT CERTIFICATE  
CRESCENT HILL RESIDENTIAL COMMUNITY, INC.

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

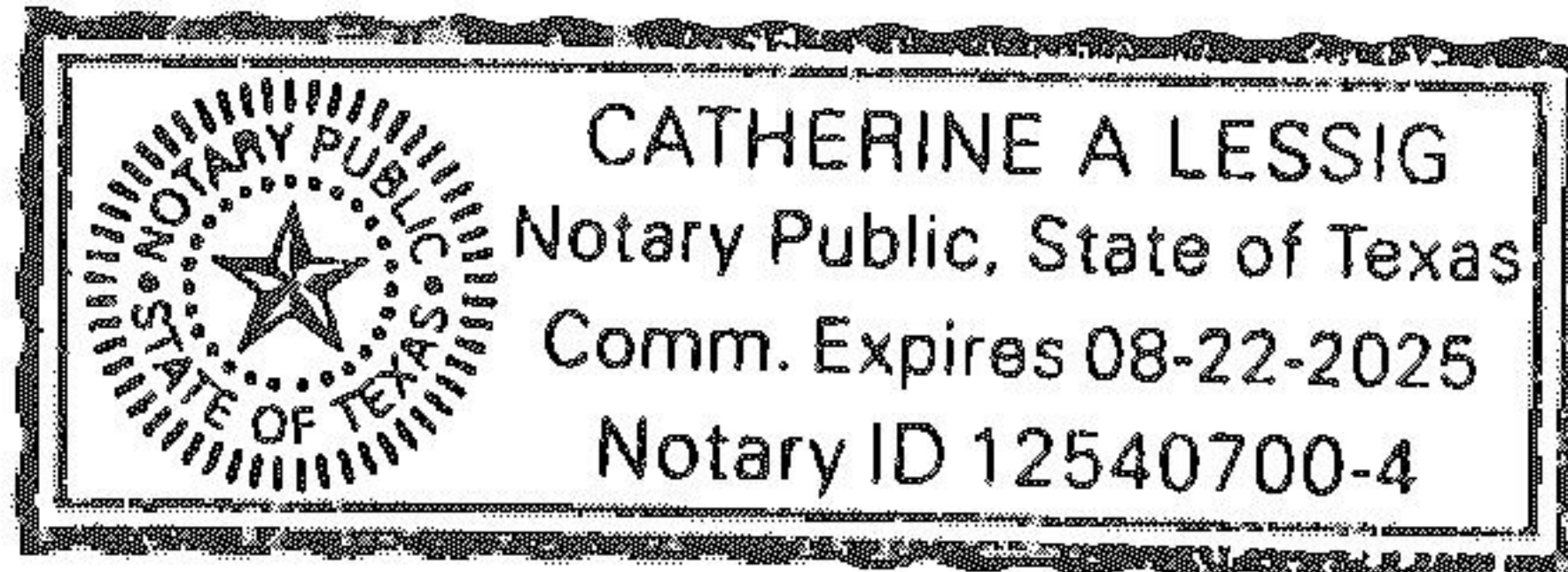
CRESCENT HILL RESIDENTIAL COMMUNITY, INC.,  
a Texas non-profit corporation

By: [Signature]  
Name: Addison Rogers  
Title: Director - Crescent Hill HOA

THE STATE OF TEXAS       §  
  §  
COUNTY OF Tarrant     §

This instrument was acknowledged before me on 7<sup>th</sup> day of May, 2024 by Addison Rogers the Director of Crescent Hill Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



[Signature]  
Notary Public Signature

AFTER RECORDING RETURN TO:  
Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

UNOFFICIAL

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Crescent Hill recorded under Document No. 2024000056204, Official Public Records of Collin County, Texas.
2. Crescent Hill Community Manual, recorded under Document No. 2024000056283, Official Public Records of Collin County, Texas.

Unofficial

**Collin County**  
**Honorable Stacey Kemp**  
Collin County Clerk

---

**Instrument Number:** 2024000056366

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 13, 2024 08:50 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: 2024000056366

Receipt Number: 20240513000005

Recorded Date/Time: May 13, 2024 08:50 AM

User: Dwayne K

Station: Station 11

**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