

AFTER RECORDING, RETURN TO:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1717 Main Street

Suite 4600

Dallas, Texas 75201

STATE OF TEXAS §

§

COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BLUEWOOD RESIDENTIAL
COMMUNITY ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of BLUEWOOD RESIDENTIAL COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

WHEREAS, Celina Development North, LLC, as the Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bluewood Residential Community on November 14, 2016, under Instrument No. 20161114001545900 of the Official Public Records of Collin County, Texas ("*Declaration*") as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Bluewood – Phase 1, Phase 2A, Phase 3, Phase 4, and Phase 5.

2. **Name and Mailing Address of the Association.** The name of the Association is Bluewood Residential Community Association, Inc. and its mailing address is c/o FirstService Residential, Inc. ("*FirstService Residential*"), 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254.

3. **Recording Data for the Subdivision.** The recording data for Bluewood, an addition to the City of Celina, Collin County, Texas, is recorded as Instrument No. 20170914010004350 (Phase 1), Instrument No. 20190709010002920 (Phase 2A), Instrument No. 20200514610001670 (Phase 3), Instrument No. 20210126010000200 (Phase 4), and Instrument No. 20210923010003420

(Phase 5) in the Official Public Records of Collin County, Texas, including all amendments, supplements, and replats thereto.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded under Instrument No. 20161114001545900, Instrument No. 20220125000135540 (First Amendment), Instrument No. 20220126000140610 (Second Amendment), along with any and all amendments and supplements recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current mailing address for the Association is c/o First Service Residential, 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254, telephone number is (214) 871-9700, and e-mail address is julie.villarreal@fsresidential.com.

6. **Website.** The Association's website may be found at <https://Bluewood.connectresident.com>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375.00; \$450.00; \$500.00
Resale Disclosure Update (within 60 days of original request)	\$75.00
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150.00; \$225.00; \$275.00
HOA Questionnaire (optional) – (Single Family)	\$250.00
Initial Contribution Fund	\$262.50
Reserve Contribution Fund	\$87.50
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00

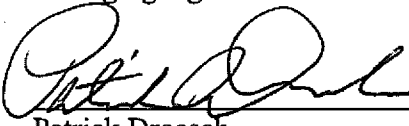
8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. The telephone number for FirstService Residential is (214) 871-9700. Alternatively, you may contact the office for FirstService Residential at 14951 N. Dallas Pkwy, Ste. 600, Dallas, Texas 75254 or by e-mail at Mgmt-CertificateTX@fsresidential.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

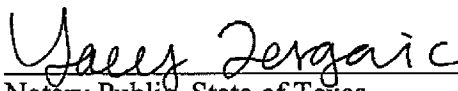
**BLUEWOOD RESIDENTIAL
COMMUNITY ASSOCIATION, INC.
a Texas non-profit corporation**

By: FirstService Residential, Inc.
Its: Managing Agent

By: 
Patrick Droesch
Its: President, Dallas/Fort Worth

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10 day of January, 2024
by Patrick Droesch, President - Dallas/Fort Worth, with FirstService Residential, Inc., the Managing
Agent of Bluewood Residential Community Association, Inc., a Texas non-profit corporation.


Notary Public, State of Texas



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

Instrument Number: 2024000003778

eRecording - Real Property

CERTIFICATE

Recorded On: January 10, 2024 03:22 PM

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: 2024000003778
Receipt Number: 20240110000630
Recorded Date/Time: January 10, 2024 03:22 PM
User: Kim D
Station: Workstation cck024

Record and Return To:

CSC



**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