

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 §
 §
COUNTIES OF HUNT §
AND ROCKWALL §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
DE BERRY RESERVE HOME OWNER ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of DE BERRY RESERVE HOME OWNER ASSOCIATION, a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Towne Signature Developers, LLC, a Texas limited liability company, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for De Berry Reserve, filed under Instrument No. 2021-00498 with the Office of the Hunt County Clerk, Texas, and under Instrument No. 20210000000666 with the Office of the Rockwall County Clerk, Texas, Texas (collectively referred to as, the "*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 De Berry Reserve.

2. **Name and Mailing Address of the Association.** The name of the Association is De Berry Reserve Home Owner Association, and its mailing address is c/o Louie Management, LLC, P.O. Box 81, Jarrell, Texas 76537.

3. **Recording Data for the Subdivision.** The recording data for De Berry Reserve Addition, an addition to the City of Royse City, Hunt and Rockwall Counties, Texas, is recorded in Cabinet I, Slide 379 – 383 in the Plat/Map Records, Hunt and Rockwall Counties, Texas and the legal description is described in Exhibit A, attached and incorporated herein by reference.

4. **Recording Data for the Declaration.** The recording data for the Declaration was recorded on January 11, 2021, under Instrument No. 2021-00498 with the Office of the Hunt County Clerk, Texas, and under Instrument No. 20210000000666 with the Office of the Rockwall County Clerk, Texas, the First Amendment to the Declaration was recorded on February 10, 2022, under Instrument 2022-03193 with the Office of the Hunt County Clerk, Texas, and under Instrument No. 20220000003259 with the Office of the Rockwall County Clerk, Texas, the Second Amendment to the Declaration was recorded on March 20, 2024, under Instrument No. 2024-04906 with the Office of the Hunt County Clerk, Texas, and under Instrument No. 20240000004798 with the Office of the Rockwall County Clerk, Texas, along with any and all amendments and supplements that may be recorded in the Official Public Records of Hunt and Rockwall Counties, 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 Louie Management, LLC, P.O. Box 81, Jarrell, Texas 76537, and telephone number is (512) 806-0444, and email manager@louieone.com.

6. **Website.** The Association's website may be found at www.louieone.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$200.00 - transfer fee; (ii) \$250.00 - resale certificate fee and \$75.00 – update fee; (iii) \$200.00 - capitalization fee; and (iv) \$480.00 – current assessment. Please contact the Association c/o Louie Management, LLC for updated fee information.

8. **Resale Certificates and Other Information.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Louie Management, LLC via email manager@louieone.com. The telephone number for Louie Management, LLC is (512) 806-0444. Alternatively, you may contact the office for Louie Management, LLC at P.O. Box 81, Jarrell, Texas 76537.

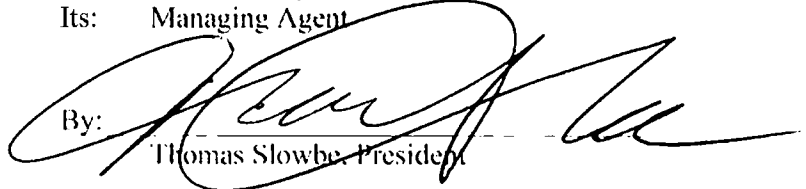
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE PAGE TO FOLLOW]

ASSOCIATION:

**DE BERRY RESERVE
HOME OWNER ASSOCIATION,
a Texas non-profit corporation**

By: Louie Management, LLC
Its: Managing Agent

By: 
Thomas Slowbe, President

STATE OF TEXAS

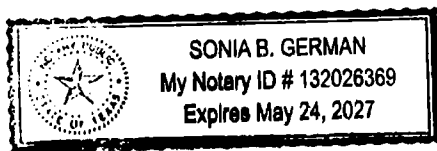
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COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 1ST day of may, 2024
by Thomas Slowbe, President of Louie Management, LLC, the Managing Agent of De Berry
Reserve Home Owner Association, a Texas non-profit corporation.



Notary Public, State of Texas



**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas

2024-08139

05/06/2024 08:14:00 AM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk
Hunt, TX