

**AFTER RECORDING RETURN TO:**  
**Judd A. Austin, Jr.**  
**Henry Oddo Austin & Fletcher, P.C.**  
**1700 Pacific Avenue**  
**Suite 2700**  
**Dallas, Texas 75201**

STATE OF TEXAS           §  
   §  
COUNTY OF COLLIN       §

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

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

W I T N E S S E T H :

**WHEREAS**, Heritage Land Development, 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 Heritage, filed under Instrument 20220127000151450 with the Office of the Collin County Clerk, Texas, Texas (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 Heritage.

2.     **Name and Mailing Address of the Association.** The name of the Association is De Berry Heritage 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 Heritage Addition, an addition to the City of Josephine, Collin County, Texas, is recorded in the Plat/Map Records, Collin County, Texas and the legal description is described in Exhibit A, attached and incorporated herein by reference.

4. **Recording Data for the Declaration.** The recording date for the Declaration was recorded on January 27, 2022, under Instrument 20220127000151450 with the Office of the Collin 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](mailto:manager@louieone.com).

6. **Website.** The Association's website may be found at [www.louieone.com](http://www.louieone.com).

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) \$200.00 - transfer fee; (ii) \$350.00 - resale certificate fee and \$75.00 – update fee ; and (iii) \$360.00 - capitalization fee.

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](mailto:manager@louieone.com). The telephone number for Legacy Southwest PM 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.

**ASSOCIATION:**

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

By: Louie Management, LLC  
Its: Managing Agent

By: \_\_\_\_\_  
Thomas Slowbe, President

STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by Thomas Slowbe, President of Louie Management, LLC, the Managing Agent of De Berry  
Heritage Home Owner Association, a Texas non-profit corporation.

\_\_\_\_\_  
Notary Public, State of Texas