

**MANAGEMENT CERTIFICATE FOR
BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Bozman Farm Estates.
2. The name of the association is Bozman Farm Estates Master Association, Inc.
3. The recording data for the subdivision is:
 - a. Final Plat for Bozman Farm Estates, Phase 1A, filed on April 12, 2004 as Document No. 20040412000507650 in the Official Public Records of Collin County, Texas;
 - b. Final Plat for Bozman Farm Estates, Phase 1B, filed on September 9, 2005 as Document No. 20050909001266990 in the Official Public Records of Collin County, Texas;
 - c. Replat for Lot 16R, being a replat of Lots 16 and 17, Block A Bozman Farm Estates, Phase 1B, filed on March 16, 2006 as Document No. 20060316010000980 in the Official Public Records of Collin County, Texas;
 - d. Final Plat for Bozman Farm Estates, Phase 1C, filed on May 25, 2006 as Document No. 20060525010002270 in the Official Public Records of Collin County, Texas;
 - e. Final Plat for Lot 16R, being a replat of Lots 15 and 16, Block F Bozman Farm Estates, Phase 1A, filed on January 5, 2011 as Document No. 20110105010000030 in the Official Public Records of Collin County, Texas;
 - f. Final Plat for Bozman Farm Estates, Phase 2, filed on January 31, 2012 as Document No. 20120131010000250 in the Official Public Records of Collin County, Texas;
 - g. Final Plat for Bozman Farm Estates, Phase 3, filed on March 11, 2015 as Document No. 20150311010000860 in the Official Public Records of Collin County, Texas;
 - h. Final Plat for Bozman Farm Estates, Phase 4, filed on February 8, 2016 as Document No. 20160218010000740 in the Official Public Records of Collin County, Texas;
 - i. Final Plat for Bozman Farm Estates, Phase 5A, filed on February 24, 2017 as Document No. 20170206000167090 in the Official Public Records of Collin County, Texas;
 - j. Final Plat for Bozman Farm Estates, Phase 5B, filed on January 11, 2018 as Document No. 20180111010000180 in the Official Public Records of Collin County, Texas;
 - k. Final Plat for Bozman Farm Estates, Phase 6, filed on September 26, 2018 as Document No. 20180926010004530 in the Official Public Records of Collin County, Texas;

1. Final Plat for Bozman Farm Estates, Phase 7, filed on November 19, 2019 as Document No. 20191119010004980 in the Official Public Records of Collin County, Texas;

4. The Declaration was recorded on June 15, 2004 as Document No. 20040615000877470, Real Property Records, Collin County, Texas.

Amendments to the Declaration were recorded as follows:

a. First Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on June 23, 2005 as Document No. 20050623000839760, Real Property Records, Collin County, Texas;

b. Second Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on June 26, 2008 as Document No. 20080626000780270, Real Property Records, Collin County, Texas;

c. Amendment to Master Declaration of Covenants Conditions and Restrictions for Bozman Farm Estates filed on May 31, 2011 as Document No. 20110531000555740, Real Property Records, Collin County, Texas;

d. Second Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on April 15, 2015 as Document No. 20150415000425150, Real Property Records, Collin County, Texas;

e. First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates filed on April 16, 2015 as Document No. 20150416000426040, Real Property Records, Collin County, Texas;

f. Third Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on March 8, 2016 as Document No. 20160308000277520, Real Property Records, Collin County, Texas;

g. Fourth Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on March 28, 2017 as Document No. 20170328000394060, Real Property Records, Collin County, Texas;

h. Fifth Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on December 15, 2017 as Document No. 20171215001658120, Real Property Records, Collin County, Texas;

i. Sixth Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on October 2, 2018 as Document No. 20181002001236620, Real Property Records, Collin County, Texas;

j. Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates filed on August 5, 2019 as Document No. 20190805000933610, Real Property Records, Collin County, Texas;

k. Seventh Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on October 18, 2019 as Document No. 20191018001313970, Real Property Records, Collin County, Texas.

5. The name and mailing address of the association is Bozman Farm Estates Master Association, Inc., c/o Guardian Association Management, LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

6. The name, mailing address, telephone number, and e-mail address of the person managing the association is David Garrett; Guardian Association Management, LLC; 972-458-2200; guardian@guardianam.com; 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

7. The website address of the internet website on which the association's dedicatory instruments are available is www.BozmanFarmsHOA.org.

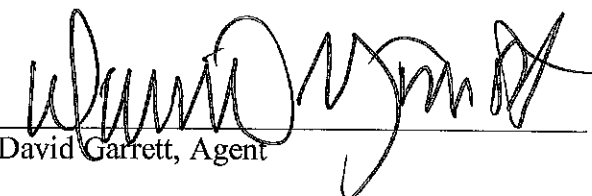
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$350; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee - up to \$45.

9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.

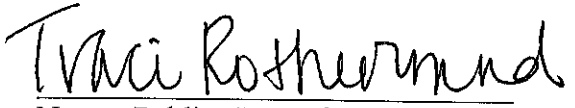
EXECUTED this 19 day of August 2024..

By: Guardian Association Management, LLC, Managing Agent


David Garrett, Agent

THE STATE OF TEXAS §
COUNTY OF COLLIN §

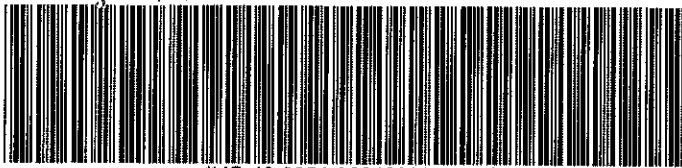
This instrument was acknowledged before me on the 19th day of August 2024 , by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Bozman Farm Estates Master Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Guardian Association Management
12700 Hillcrest Road, Ste 234
Dallas, TX 75230



VG-48-2024-2024000106598

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000106598

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 29, 2024 10:33 AM

Number of Pages: 5

" 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: 2024000106598
Receipt Number: 20240829000354
Recorded Date/Time: August 29, 2024 10:33 AM
User: Patricia B
Station: Station 2

Record and Return To:

GUARDIAN ASSOCIATION MANAGEMENT
12700 HILLCREST ROAD SUITE 234
DALLAS TX 75230



STATE OF TEXAS
Collin County

**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