

**MANAGEMENT CERTIFICATE FOR
ABBEY GLEN HOMEOWNERS ASSOCIATION**

THE STATE OF TEXAS {}
COUNTY OF LUBBOCK {}

In accordance with section 209.004 of the *Texas Property Code*, Abbey Glen Homeowners Association files this Management Certificate for the purpose of providing the following information:

1. **Name of Subdivision:** Abbey Glen, an Addition to the City of Lubbock, County of Lubbock, Texas
2. **Name of Homeowners Association:** Abbey Glen Homeowners Association, a Texas non-profit corporation.
3. **Recording Data for Subdivision:**
 - a. Dedicatory Deed recorded in Document No. 2016046388 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots One (1) through Sixty-Six (66), and Tracts "A" – "F" Abbey Glen, an Addition to the City of Lubbock, Lubbock County, Texas; and
 - b. Dedicatory Deed recorded in Document No. 2017036615 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots Fifty-Seven-A (57-A) through Sixty-Five-A (65-A), Abbey Glen, an Addition to the City of Lubbock, Lubbock County, Texas; and
 - c. Dedicatory Deed recorded in Document No. 2018023526 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots Thirty-Seven-A (37-A) through Fifty-Five-A (55-A), a replat of Lots 37-55 Abbey Glen, an Addition to the City of Lubbock, Lubbock County, Texas; and
 - d. Dedicatory Deed recorded in Document No. 2018004316 of the Official Public Records of Lubbock County, Texas, impressing the name of Tracts "G" and "H", Abbey Glen, an Addition to the City of Lubbock, Lubbock County, Texas; and
 - e. Dedicatory Deed recorded in Document No. 2021026084 of the Official Public Records of Lubbock County, Lubbock, Texas, impressing the name of Lots 123-143, Abbey Glen, an Addition to the City of Lubbock, Lubbock County, Texas; and
 - f. Dedicatory Deed recorded in Document No. 2021026085 of the Official Public Records of Lubbock County, Lubbock, Texas, impressing the name of Lots 144-206, Abbey Glen, an Addition to the City of Lubbock, Lubbock County, Texas
4. **Recording Data for Declaration:**

- a. Declaration of Abbey Glen for Lots One (1) through Sixty-Six (66), and Tracts "A" – "F", is recorded in Document No. 2017002350 of the Official Public Records of Lubbock County, Texas;
- b. Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Abbey Glen for Lots one (1) through two hundred and fifty-eight (258), inclusive, is recorded in Document No. 2018019684 of the Official Public Records of Lubbock County, Texas;
- c. Corrected Second Amendment and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Abbey Glen for Lots one (1) through two hundred seventy-eight (278), inclusive, is recorded in Document No. 2020018496 of the Official Public Records of Lubbock County, Texas;
- d. Third Amendment and Supplementary Declaration of Covenants, Conditions, and Restrictions on and for Abbey Glen for Lots One hundred forty- four (144) through Two hundred and six (206), inclusive, is recorded in Document No. 202007854 of the Official Public Records of Lubbock County, Texas;
- e. Forth Amendment to Declaration of Covenants, Conditions, and Restrictions on and for Abbey Glen for Lots Sixty-Seven (67) through One Hundred and twenty-two (122), inclusive, is recorded in Document No. 2022010308 of the Official Public Records of Lubbock County, Texas;

All of the above-described documents are collectively referred to herein as the "Declaration." The Declaration includes an annual Assessment constituting a lien upon the Property.

5. **Mailing Address of Association:**
Abbey Glen Home Owner Association
9117 Milwaukee Ave Suite 600
Lubbock, Texas 79424

The Association's registered agent and office are on file with the Secretary of State of Texas.

6. **Bylaws of the Association:** The Bylaws of ABBEY GLEN HOME Owners Association is not recorded but are held by the office of Texas Hawkize Property Management, 9117 Milwaukee Ave, Suite 600, Lubbock, Texas 79424.

7. **Name of Association's Designated Representative:** The Association's Designated Representative is Texas Hawkize Property Management, LLC., c/o Brenda B. Hawkins, 9117 Milwaukee Ave, Suite 600, Lubbock, Texas 79424.

Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners association: All of Lots One (1) through Two hundred and Seventy-eight (278), and Tracts A through H, Abbey Glen, an Addition to the County of Lubbock, Texas, are subject to the Declaration as described above; and all of

said Lots are subject to an assessment lien in favor of The ABBEY GLEN HOME Owners Association, and to said Association's authority to levy and collect assessments as set forth in Article II, Section 1 of said Declaration. All Owners of a Lot or Lots within the subdivision are obligated to be a member of the Association. Restrictive covenants governing the use and occupancy of the property within the subdivision, and dedicatory instruments governing the establishment, maintenance and operation of this residential community are recorded in the office of Lubbock County Clerk, with the recording information for said instruments being described above, and copies of the restrictive covenants and dedicatory instruments may be obtained from the Lubbock County Clerk. Every Owner of a Lot or Lots within the subdivision, except as expressly provided in the Declaration, is obligated to pay assessments to the Association. The amount of the assessment is subject to change. An Owner's failure to pay the assessments could result in a lien on and the foreclosure of the Lot or Lots owned by the Owner, subject to the provisions of the *Texas Residential Property Owners Protection Act* and all other applicable law. ("Owner" and "Lot" are defined in the Declaration). The assessment lien held by the Property Owner's Association is subordinate to certain liens and mortgages as set forth in Article III, Section 10 of the Declaration.

Note: This Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to identify all information applicable to the subdivision. No person should rely on this Management Certificate for any purpose other than the identification of the Association and its contact person in relation to the transfer of title to property within the subdivision.

ABBHEY GLEN
PROPERTY OWNERS ASSOCIATION
By: TEXAS HAWKIZE PROPERTY MANAGEMENT, LLC,
its Managing Agent

By: _____
Print Name: Brenda B. Hawkins
Print Title: Managing Member

THE STATE OF TEXAS {}

COUNTY OF LUBBOCK {}

This instrument was acknowledged and signed before me on the _____ day of _____, 2022, by BRENDA B. HAWKINS, Managing Member of TEXAS HAWKIZE PROPERTY MANAGEMENT, LLC, Managing Agent of the ABBEY GLEN HOME OWNERS ASSOCIATION, on behalf of the Association.

Notary Public, State of Texas

After Recording, return to:

ABBHEY GLEN HOME Owners Association
c/o Texas Hawkize Property Management, LLC
3917 114th
Lubbock, TX 79423