

Texas Hawkize Property Mgmt: LLC
 12402 Slide Rd
 STE 204
 Lubbock TX 79424

MANAGEMENT CERTIFICATE FOR
THE RESERVE AT DUNN MILL
HOMEOWNERS ASSOCIATION INC.

STATE OF TEXAS §
 §
 COUNTY OF LUBBOCK §

In accordance with Section 209.004 of the Texas Property Code, The Reserve at Dunn Mill Homeowners Association Inc. files this Management Certificate for the purpose of providing the following information:

1. **Name of Subdivision:** RESERVE AT DUNN MILL, an Addition to the City of Lubbock, Lubbock County, located in the S/2 of NE/4 of Section 2, Block AK, E.L. & R.R. R.R. Co. Survey, Abstract No. 1002, Lubbock County, Texas, as described in Instrument # 2020040582 of the Official Public Records of Lubbock County, Texas.

2. **Name of Homeowners Association:** The Reserve at Dunn Mill Homeowners Association Inc., a Texas non-profit corporation.

3. **Recording Data for Subdivision:** Dedicatory Certificate recorded in Document No. 2022040159 of the Official Public Records of Lubbock County, Texas, impressing the name of Lots One (1) through Thirty-Three (33), The Reserve at Dunn Mill, a 24.269 acre Subdivision out of the South Half of the Northeast Quarter of Section 2, Block AK, E.L. & R.R. Co. Lubbock County, Texas.

4. **Recording Data for Declaration:** The Declaration of Covenants, Conditions, Restrictions and Easements for the Subdivision are recorded in Document No. 2023031245 of the Official Public Records of Lubbock County, Texas. The Declaration includes an annual maintenance assessment constituting a lien upon the lots within the Subdivision.

5. **Mailing Address of Association:** Reserve at Dunn Mill HOA
 12402 Slide Road, Suite 204
 Lubbock, Texas 79424

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

6. **Name of Association's Designated Representative:** The Association's Designated Representative is Texas Hawkize Property Management, LLC, 12402 Slide Road, Suite 204, Lubbock, Texas 79424.

Other information the Association considers appropriate for the governing, administration or operation of the subdivision and homeowners associations: All of Lots One (1) through Thirty-Three (33), The Reserve at Dunn Mill, an Addition located in Section 2, Block AK, E.L. & R.R. Co. Survey, Abstract No. 1002, Lubbock County, Texas, are subject to the Declaration as described above, as may be amended and supplemented; and all of said Lots are subject to an assessment lien in favor of The Reserve at Dunn Mill Homeowners Association Inc. and to said Association's authority to levy and collect assessments as set forth in (i) Article V of the 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 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 Homeowner's Association is subordinate to certain liens and mortgages as set forth in Article V, Section 8 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.

LANDSHARK COMMERCIAL PROPERTIES, LLC., a
Texas Limited Liability Company

By: [Signature]
Jason Sharkey

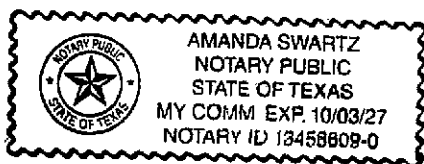
SHARKEY CUSTOM HOMES, INC., a Texas
Corporation

By: [Signature]
Jason Sharkey

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

BEFORE ME, the undersigned, being a Notary Public in and for the State of Texas, on this day personally appeared JASON SHARKEY, Managing Member of LANDSHARK COMMERCIAL PROPERTIES, LLC, and President of SHARKEY CUSTOM HOMES, INC. known to me, or proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the instrument as the act of Managing member of LANDSHARK COMMERCIAL PROPERTIES, LLC, and President of SHARKEY CUSTOM HOMES, INC. that he executed the instrument on behalf of the respective entities for the purposes and consideration expressed, and in the capacity herein above stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 15th day of
July, 2025



[Signature]
Notary Public, State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
07/23/2025 10:40 AM
FEE: \$29.00
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