

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
SIGNAL RIDGE OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

The undersigned, being the Managing Agent for Signal Ridge Owners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium:
The name of the condominium is Signal Ridge Condominiums.
2. Name of Association:
The name of the Association is Signal Ridge Owners Association, Inc.
3. Condominium Location:
1000 Signal Ridge Pl, Rockwall, TX 75032
4. Recording Data for the Declaration:
 - a) Amended and Restated Declaration for Signal Ridge Condominiums, filed of record on June 12, 1984, as Instrument No. 50160, at Volume 199, Page 504 et. seq. of the Real Property Records of Rockwall, County, Texas,
 - b) First Supplemental Declaration of Merger and Annexation for Signal Ridge Condominiums (Phase II-A), dated February 23, 1984, at Volume 4, Page 89 et. seq. of the Real Property Records of Rockwall, County, Texas,
 - c) Second Supplemental Declaration of Merger and Annexation for Signal Ridge Condominiums (Phase III-A), dated March 14, 1986, as Instrument No. 66957, Volume 254, Page 598 et. seq. of the Real Property Records of Rockwall, County, Texas,
 - d) Third Supplemental Declaration of Merger and Annexation for Signal Ridge Condominiums (Phase m - Pool Complex), dated August 22, 1986, as Instrument No. 71073, at Volume 268, Page 159 et. seq. of the Real Property Records of Rockwall, County, Texas,
 - e) Fourth Supplemental Declaration of Merger and Annexation for Signal Ridge Condominiums (Remainder of Phase III), Instrument No. 73623, at Volume 289, Page 2989 et. seq. of the Real Property Records of Rockwall, County, Texas,
 - f) Amendment to Condominium Declaration (to correct certain ownership percentages in Phase 111), record on April 28, 1988, as Instrument No. 85917, at Volume 398, Page 3019 et. seq. of the Official Public Records of Rockwall, County, Texas,
 - g) Certificate of Correction of Scrivener's Error, filed on June 24, 2013, as Instrument No. 50637, at Volume 201, Page 159 et. Seq of the Official Public Records of Rockwall, County, Texas,
 - h) Notice of Filing of Dedicatory Instruments, filed on February 13, 2018, at Instrument No. 201800000265 of the Official Public Records of Dallas County, Texas.
 - i) Amended and Restated Declaration of Mutual and Reciprocal Easements for Signal


Ridge, filed on September 30, 1983, as Instrument No. 44580, at Volume 181. Page 135 et. seq. of the Official Public Records of Rockwall, County, Texas,

5. Name and Mailing Address of the Association:
Signal Ridge Owners Association, Inc.
c/o Blue Hawk Management, LLC
604 State Highway 78 N., Suite 103, #30
Farmersville, Texas 75442.
6. The Contact Information for the Association's Designated Representative:
The contact information of the designated representative of the Association is:
Address: Chris Broach
c/o Blue Hawk Management, LLC.
604 State Highway 78 N.,
Suite 103, #30.
Farmersville, TX 75442
Phone No.: 972.674.3791.
Email Address: emailus@bluehawkmgmt.net.
7. The Association's Dedicatory Instruments are Available to Members Online at:
www.gotomyhoa.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Refinance Fee	\$150.00
Transfer of Account Fee	\$100.00
Working Capital Contribution	Equal to (2) two months assessments

Executed on this 3rd day of November, 2025.

SIGNAL RIDGE OWNERS ASSOCIATION, INC.
By: Blue Hawk Management, LLC,
Managing Agent

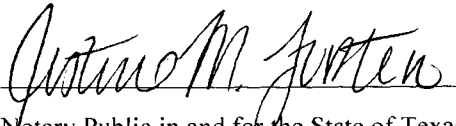

Chris Broach, President

"This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
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BEFORE ME, the undersigned notary public, on this 3rd day of November, 2025 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Signal Ridge Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
11/21/2025 04:30:59 PM
Fee: 33.00
Doc #: 20250000021208



