

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
WIND RIDGE MIDLOTHIAN HOMEOWNERS'  
ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF ELLIS       §

The undersigned, being the Managing Agent for Wind Ridge Midlothian Homeowners 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 Subdivision: The name of the subdivision is Wind Ridge.
2. Name of Association: The name of the Association is Wind Ridge Midlothian Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Final Plat Parkside North (as part of)
    - (1) Notice of Filing Dedicatory Instruments: Declaration of Covenants, Conditions, Restrictions, filed of record on April 7, 2022, and recorded as Instrument No.2214480 in Ellis County.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Notice of Filing Dedicatory Instruments: Declaration of Covenants, Conditions, Restrictions, filed of record on April 7, 2022, and recorded as Instrument No.2214480 in Ellis County.
5. Name and Mailing Address of the Association:

Wind Ridge Midlothian Homeowners' Association, Inc.  
c/o Blue Hawk Management, LLC  
604 State Highway 78 N., Suite 103, #30  
Farmersville, Texas 75442.

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2323526 FILING DATE/TIME: August 10, 2023 at 8:41 AM


6. **The Contact Information for the Association's Designated Representative:** The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management, LLC. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: [emailus@bluehawkmgmt.net](mailto:emailus@bluehawkmgmt.net).
7. **The Association's Dedicatory Instruments are Available to Members Online at:** [www.gotomyhoa.com](http://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	\$ 75.00
Capitalization Fee (See Article IV, Section 4.10 of Declaration)	Initial Contribution - each Owner of a Lot - \$250.00

Executed on this 9 day of August, 2023.

**WIND RIDGE MIDLOTHIAN  
HOMEOWNERS'  
ASSOCIATION, INC.**

By: Blue Hawk Management, LLC, Managing Agent

  
Chris Broach, President

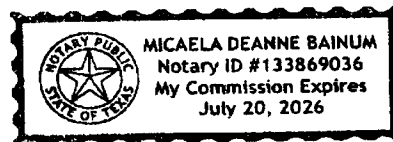
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a

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       §  
  §  
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 9<sup>th</sup> day of August, 2023 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Wind Ridge Midlothian Homeowners' 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



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