

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ROCKWALL       §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Breezy Hill Estates Homeowners Association, Inc.

1.     The name of the subdivision is Breezy Hill.
2.     The name of the association is Breezy Hill Estates Homeowners Association, Inc.
3.     The recording data for the subdivision is as follows:

Subdivision  
Breezy Hill

Recording Data  
Lots 11- 23, Block A; Lots 1 – 7, Block B; and Lots 1 – 7, Block C; Breezy Hill Phase 1, according to the plat recorded in Document No.20140000000573, Official Public Records of Rockwall County, Texas; and Lots 8 – 16, Block C; Lots 2 – 49, Block D; Lots 1 – 41, Block E; Lots 1 – 18, Block F; Lots 1 – 12, Block G; Breezy Hill, Phases IIA & IIB, according to the plat recorded in Document No. 20140000000568, Official Public Records of Rockwall County, Texas.

Final Plat, Block A, Lots 1 -4	Recorded on July 9, 2015, under Instrument No. 20150000010280, Official Public Records of Rockwall County, Texas.
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Amending Plat, Block A, Lots 1 -4	Recorded on July 15, 2015, under Instrument No. 20150000010624, Official Public Records of Rockwall County, Texas.
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Final Plat, Phase I	Recorded on January 1, 2014, under Instrument No. 20140000000573, Official Public Records of Rockwall County, Texas.
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Re- Plat, Phase I	Recorded on March 5, 2014, under Instrument No. 20140000002875, Official Public Records of Rockwall County, Texas.
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Final Plat, Phase IIA & IIB	Recorded on January 15, 2014, under Instrument No. 20140000000568, Official Public Records of Rockwall County, Texas.
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Re-Plat, Phase IIA & IIB	Recorded on March 5, 2014, under Instrument No. 20140000002877, Official Public Records of Rockwall County, Texas.
Final Plat, Phase III	Recorded on March 25, 2015, under Instrument No. 20150000003971, Official Public Records of Rockwall County, Texas.
Final Plat, Phase IV	Recorded on March 25, 2015, under Instrument No. 20150000003964, Official Public Records of Rockwall County, Texas.
Final Plat, Phase V	Recorded on November 3, 2016, under Instrument No. 20160000019453, Official Public Records of Rockwall County, Texas.
Final Plat, Phase VI	Recorded on March 6, 2018, under Instrument No. 20180000003839, Official Public Records of Rockwall County, Texas.
Final Plat, Phase VII	Recorded on May 3, 2017, under Instrument No. 20170000007773, Official Public Records of Rockwall County, Texas.
Final Plat, Phase IX A	Recorded on July 22, 2016, under Instrument No. 20160000012444, Official Public Records of Rockwall County, Texas.
Final Plat, Phase X	Recorded on March 6, 2018, under Instrument No. 20180000003837, Official Public Records of Rockwall County, Texas.
Final Plat, Phase XI	Recorded on November 23, 2020, under Instrument No. 20200000028487, Official Public Records of Rockwall County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions, and Restrictions for Breezy Hill, recorded on September 4, 2014, under Instrument No. 20140000012754 of the Real Property Records of Rockwall County, Texas.

First Amendment to the Declaration recorded on January 25, 2021, under Instrument No. 20210000001872 of the Real Property Records of Rockwall County, Texas.

5. The name and mailing address of the association:

Breezy Hill Estates Homeowners Association, Inc.  
c/o Neighborhood Management, Inc.  
1024 S. Greenville, Suite 230  
Allen, TX 75002

6. The name, mailing address, telephone number, and email address of the person managing the association or the association's designated representative is as follows:

Beverly Coghlan  
Neighborhood Management, Inc.  
1024 S. Greenville Ave, Suite 230  
Allen, TX 75002  
Telephone: 972-359-1548  
Email: managementcertificate@nmitx.com

7. Website: The Association's website may be found at <https://neighborhoodmanagement.com>

8. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$275.00.

9. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 18<sup>th</sup> day of December, 2023.

**BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

**ACKNOWLEDGMENT**

STATE OF TEXAS

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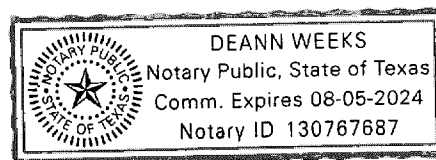
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 18<sup>th</sup> day of December, 2023, by Beverly Coghlan, Managing Agent for the Association of BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas

Electronically Filed and Recorded  
Official Public Records  
Jennifer Fogg, County Clerk  
Rockwall County, Texas  
12/19/2023 09:38:30 AM  
Fee: \$38.00  
20230000021283



Jennifer Fogg