

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**THE HEIGHTS AT UPTOWN (CELINA) HOA, INC.**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF COLLIN     §

The undersigned, being the Managing Agent for The Heights at Uptown (Celina) HOA, 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 The Heights at Uptown (Celina).
2. Name of Association:  
The name of the Association is The Heights at Uptown (Celina) HOA, Inc.
3. Recording Data for the Subdivision:
  - a) The Heights at Uptown Phase I, Final Plat filed in volume 2024 Page 1131 on 12/20/2024.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for The Heights at Uptown. Recorded in the Property Records of Collin County, Texas as Document #2024000153889 on 12/12/2024.
5. Name and Mailing Address of the Association:  
The Heights at Uptown (Celina) HOA, 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: [info@theheightsatuptown.com](mailto:info@theheightsatuptown.com)

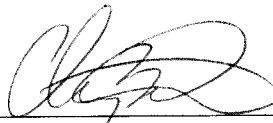
7. The Association's Dedicatory Instruments are Available to Members Online at:  
<https://www.theheightsatuptown.com>
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

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	
- Initial acquisition	\$1,000.00
- Each subsequent transfer	\$500.00
Community Enhancement Fee	Equal to .001 of Sales Price

Executed on this 14<sup>th</sup> day of February, 2025.

**THE HEIGHTS AT UPTOWN (CELINA) HOA, INC.**

By: Blue Hawk Management, LLC, Managing Agent

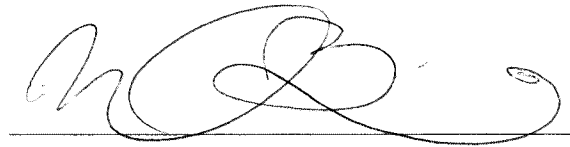


Chris Broach, President

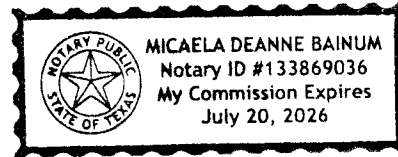
"This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 14<sup>th</sup> day of FEBRUARY 2025 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for The Heights at Uptown (Celina) HOA, 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



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000018732

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 19, 2025 10:58 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000018732  
Receipt Number: 20250219000024  
Recorded Date/Time: February 19, 2025 10:58 AM  
User: Michelle K  
Station: cck051

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX