


MARY LOUISE NICHOLSON
COUNTY CLERK

THE CHESAPEAKE PLACE HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - TARRANT COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **THE CHESAPEAKE PLACE HOMEOWNERS ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

CHESAPEAKE PLACE

2. The name of the association is:

THE CHESAPEAKE PLACE HOMEOWNERS ASSOCIATION

3. The recording data for the subdivision is:

Final Plat of Chesapeake Place, recorded on July 7, 2000, in Cabinet A, Slide/Page 5984-5985, of the Deed Records, Tarrant County, Texas.

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

First Supplemental Notice of Filing of Dedicatory Instrument for Chesapeake Place, under Tarrant County Clerk's file no. D208425142 (2008 Design Guidelines);

Declaration of Covenants, Conditions and Restrictions for Chesapeake Place, under Tarrant County Clerk's file no. D200026247 (2000 DCCRs);

Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D212028917 (Rainwater Harvesting);

Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D212028914 (Records Inspection, Copying, and Retention Policy);

Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D212028915 (Display of Certain Religious Items Policy);

Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D212028916 (Flag Display and Flagpole Installation Policy);

Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D212028920 (Assessment Collection Policy);

Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D212028918 (Solar Device and Energy Efficient Roofing Policies);

Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners

**Association Inc., under Tarrant County Clerk's file no. D220071259 (Chesapeake Place Homeowners Association Collection Policy);
Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D210250866 (Collection Activity Performed by Principal Management Group 2010);
Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D212028919 (Email Registration Policy).**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

**First Amended Declaration of Covenants, Conditions and Restrictions for Chesapeake Place, under Tarrant County Clerk's file no. D206109218 (2006 Amended and Restated DCCRs);
First Amendment to the First Amended Declaration of Covenants, Conditions and Restrictions for Chesapeake Place, under Tarrant County Clerk's file no. D208425140 (2008);
Notice of Filing of Dedicatory Instruments for Chesapeake Place Homeowners Association Inc., under Tarrant County Clerk's file no. D211188671 (Collection Activity Performed by Principal Management Group 2011);
First Amendment to the Bylaws of The Chesapeake Place Homeowners Association, Inc., under Tarrant County Clerk's file no. D213064747.**

6. The mailing address for the association is as follows:

**THE CHESAPEAKE PLACE HOMEOWNERS ASSOCIATION
c/o Blue Door Signature Properties, LLC
609 S. Goliad #1298
Rockwall, TX. 75087**

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

**Blue Door Signature Properties, LLC
609 S. Goliad #1298
Rockwall, TX. 75087
Phone: 972-695-4331
Email: shannon@bluedoorsignature.com**

8. The website address on which the association's dedicatory instruments are available:

home.bluedoorsignature.com

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Package	\$300.00
Refinance & Estoppel/ Statement of Account	\$35.00
Transfer Fee	\$225.00
Covenant Compliance Fee	\$125.00

This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificates, including but not limited to, those filed at Document Number(s) D222145732 in the official public records for Tarrant County, Texas.

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.

EXECUTED as of 10/7, 2025.

Blue Door Signature Properties, LLC as
managing agent for the Association

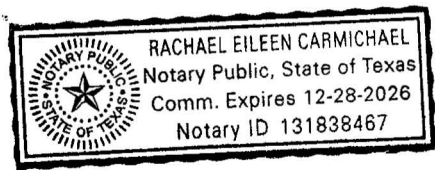
By (signature): S. Baldwin

Name (printed): SHANNON BALDWIN

Title: Principal

The State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the 7 day of October, 2025, by Shannon Baldwin (name), the Principal (title) authorized agent for Blue Door Signature Properties, LLC.



[Signature]
Notary Public – The State of Texas

After Recording, Please Return To:
Blue Door Signature Properties, LLC
609 S. Goliad #1298
Rockwall, TX. 75087