

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**TERRACES OF LAS COLINAS HOMEOWNERS'  
ASSOCIATION, INC**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF DALLAS       §

The undersigned, being the Managing Agent for Terraces of Las Colinas 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 Terraces of Las Colinas.
2. Name of Association:  
The name of the Association is Terraces of Las Colinas Homeowners' Association, Inc.
3. Recording Data for the Subdivision:  
Terraces of Las Colinas Residential Phases I & II  
Final Plat filed as Document #201800277494 on 10/17/2018
4. Recording Data for the Declaration:  
Amended and Restated Declaration of Covenants, Conditions and Restrictions for Terraces of Las Colinas Homeowner's Association, Inc. Recorded in the Property Records of Dallas County, Texas as Document #202100092275 on 3/31/2021.
5. Name and Mailing Address of the Association:  
Terraces of Las Colinas Homeowners' 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:  
Chris Broach c/ o Blue Hawk Management, LLC.  
Address: 604 State Highway 78 N., Suite 103, #30, Farmersville, TX 75442  
Phone No.: 972.674.3791. Email Address: [emailus@bluehawkmgmt.net](mailto:emailus@bluehawkmgmt.net).

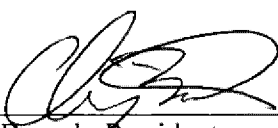
7. The Association's Dedicatory Instruments are Available to Members Online at:  
[www.gotomvhoa.com](http://www.gotomvhoa.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

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 Fee (builder to owner, owner to owner)	\$250.00
Initiation Fee (Developer to builder, builder to owner, owner to owner)	\$25.00

Executed on this 29<sup>th</sup> day of May, 2024.

**TERRACES OF LAS COLINAS  
HOMEOWNERS' ASSOCIATION, INC.**

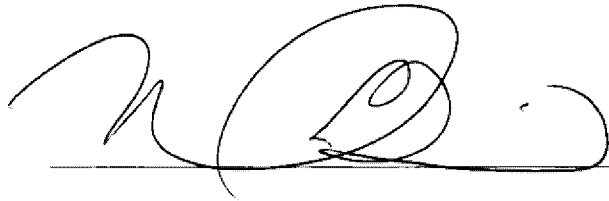
By: Blue Hawk Management, LLC, Managing Agent

  
 Chris Broach, President

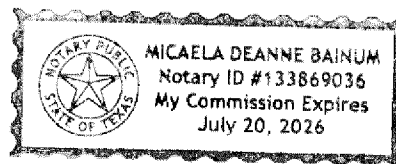
"This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 29<sup>th</sup> day of May, 2024 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Terraces of Las Colinas Homeowners' Association, 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



**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202400109810

eRecording - Real Property

**Recorded On:** June 03, 2024 09:43 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:** 202400109810  
**Receipt Number:** 20240531000231  
**Recorded Date/Time:** June 03, 2024 09:43 AM  
**User:** Roger J  
**Station:** CC150

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX