

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2024-00001398

As

Recorded On: 02/02/2024 03:56 PM **Recordings - Land**

Parties: BEACHWOOD POA

To: BEACHWOOD POA

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 33.00

File Information:

Document Number: 2024-00001398

Receipt Number: 2024-01783

Recorded Date/Time: 02/02/2024 03:56 PM

Recorded By: Janice Hankins

*******DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

HENRY ODDO AUSTIN & FLETCHER, P.C.
1717 MAIN STREET, SUITE 4600

DALLAS, TX 75201



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
BEACHWOOD PROPERTY OWNERS'
ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HENDERSON §

The undersigned, being the Managing Agent for Beachwood Property Owners 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 Beachwood Estates.
2. Name of Association: The name of the Association is Beachwood Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Section A of Beachwood Estates Subdivision, as shown by the plat thereof duly recorded in the Plat Records of Henderson County, Texas.
 - b. Section B of Beachwood Estates Subdivision, as shown by the plat thereof duly recorded in Vol 8, page 40, Plat Records of Henderson County, Texas.
 - c. Section C of Beachwood Estates Subdivision, as shown by the plat thereof duly recorded in Vol 8, page 89, Plat Records of Henderson County, Texas.
 - d. Section D of Beachwood Estates Subdivision, as shown by the plat thereof duly recorded in Vol 9, page 16, Plat Records of Henderson County, Texas.
 - e. Section E of Beachwood Estates Subdivision, as shown by the plat thereof duly recorded in Vol 9, page 24, Plat Records of Henderson County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:

- (1) Subdivision Restrictions, Section A
- (2) Subdivision Restrictions, Section B
- (3) Subdivision Restrictions, Section C
- (4) Subdivision Restrictions, Section D
- (5) Subdivision Restrictions, Section E

b. Recording Information:

- (1) Henderson County Clerk - File #5668, Vol 684, Page 506
- (2) Henderson County Clerk -File #8979, Vol 691, Page 12
- (3) Henderson County Clerk - File #5937, Vol 707, Page 735
- (4) Henderson County Clerk - File #11322, Vol 718, Page 729
- (5) Henderson County Clerk - File #11691, Vol 719, Page 433

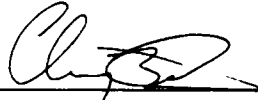
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Beachwood Property Owners Association, Inc. c/o Blue Hawk Management, LLC, 604 State Highway 78 N., Suite 103, #30, Farmersville, Texas 75442.
6. The Contact Information for the Association's Designated 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. Phone No.: 972.674.3791. Email Address: emailus@bluehawkmgmt.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.getomyhoa.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	\$ 120.00
Transfer of Account Fee	\$ 100.00

Executed on this 22nd day of January, 2024.

**BEACHWOOD PROPERTY
OWNERS' 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 §
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COUNTY OF ~~HENDERSON~~ §
 MB 1/22/24

BEFORE ME, the undersigned notary public, on this 22nd day of January, 2024 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Beachwood Property Owners 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

