

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
PRESTON BEND VILLAGE CONDOMINIUM  
ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                     §  
COUNTY OF DALLAS     §

The undersigned, being the Managing Agent for Preston Bend Village Condominium 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 Preston Bend Village.
2. Name of Association: The name of the Association is Preston Bend Village Condominium Association, Inc.
3. Recording Data for the Subdivision:  
Preston Bend Village Condominiums Association, Inc is an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded on April 29, 1981, in Volume 81006, Page 1753 et seq of the Map or Plat Records of Dallas County, Texas.
4. Recording Data for the Declaration:\*
  - a. Units in Preston Bend Village Condominiums Association, Inc. are subject to the Declaration of Covenants, Conditions, and Restrictions for Preston Bend Village Condominiums Association, Inc., as recorded on April 29, 1981, in Volume 81085, page 1882 et seq, and as they may be amended from time to time.
  - b. Recordation of Dedicatory Instrument of Preston Bend Village Condominium Association, Inc. in the Real Property records of Dallas County, Texas. Document #2022-202200125673 filed on 5/04/2022.
5. Name and Mailing Address of the Association:

Preston Bend Village  
Condominium Association, Inc.  
c/o Blue Hawk Management, LLC  
604 State Highway 78 N., Suite 103, #30  
Farmersville, Texas 75442.

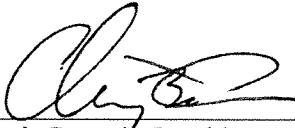
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/ o Blue Hawk Management, LLC. Address: 604 State Highway 78 N., Suite 103. #30. Phone No.: 972.674.3791. Email Address: [emailus@bluehawkmgmt.net](mailto:emailus@bluehawkmgmt.net)
7. The Association's Dedicatory Instruments are Available to Members Online at:  
[www.colonynorth.com](http://www.colonynorth.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

Executed on this 1<sup>st</sup> day of February, 2024.

**PRESTON BEND VILLAGE CONDOMINIUM  
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

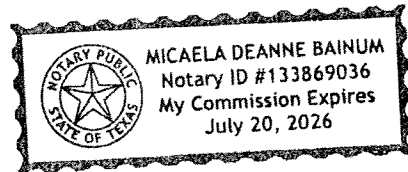
title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
   §  
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 1st day of FEBRUARY 2024 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Preston Bend Village Condominium 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



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

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**Instrument Number:** 202400024236

eRecording - Real Property

**Recorded On:** February 06, 2024 03:18 PM

**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:** 202400024236  
**Receipt Number:** 20240206000723  
**Recorded Date/Time:** February 06, 2024 03:18 PM  
**User:** Kevin T  
**Station:** CC123.dal.ccdc

**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