

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PARKER LAKE ESTATES HOMEOWNERS
ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent for Parker Lakes Estates 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 Parker Lakes Estates.

2. Name of Association:
The name of the Association is Parker Lakes Estates Homeowners Association, Inc.

3. Recording Data for the Subdivision:
 - a) Phase 1 – First Amended Plat recorded on September 19, 2000, in Cabinet M, Pages 202-203 and Document No. 2000-0102053, Collin County Real Property Records.

 - b) Phase 2 – Amended Plat recorded on May 2, 2002, in Cabinet N, Pages 808-810 and Document No. 2002-0063087, Collin County Real Property Records.

 - c) Phase 3A - Final Plat recorded on May 1, 2002, in Cabinet N, Pages 806-807 and Document No. 2002-0062388, Collin County Real Property Records.

 - d) Phase 1 & 2 - Final Replat recorded on September 10, 2004, Document No. 2004-0134285, in Cabinet P, Page 879, Collin County Real Property Records.

 - e) Phase 3B - Final Replat recorded on October 8, 2004, in Cabinet P, Pages 936-937 and Document No. 2004-0148474, Collin County Real Property Records.

4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Parker Lake Estates, recorded in the Real Property Records of Collin County, Texas, under Document No. 20000403000320590 and Volume 4638, Page 1718 on April 3, 2000.

 - b) First Amendment to the Declaration for Parker Lake Estates recorded in the Real Property Records of Collin County, Texas under Document No. 2000918001013450 and Volume 4754, Page 995 on September 18, 2000.

 - c) Second Amendment to the Declaration for Parker Lake Estates recorded in the Real Property Records of Collin County, Texas under Document No. 2000 2081386920 and

Volume 4821, Page 1353 on December 22, 2000.

- d) Re-filed Second Amendment to the Declaration for Parker Lake Estates in the Real Property Records of Collin County, Texas under Doc 200010129000094180 and Volume 4843, Page 1448 on January 29, 2001, and January 20, 2001, under Document No. 20010130000100990 and Volume 4844, 2828.
 - e) Third Amendment to the Declaration for Parker Lake Estates recorded in the Real Property Records of Collin County, Texas under Document No. 20050826001194340 on August 26, 2005.
 - f) Fourth Amendment to the Declaration for Parker Lake Estates recorded in the Real Property Records of Collin County Texas under Document No. 20051227001803910 on December 27, 2005.
5. Name and Mailing Address of the Association:
Parker Lakes Estates 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:
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: emailus@bluehawkmgmt.net.
7. The Association's Dedicatory Instruments are Available to Members Online at:
www.gotomyhoa.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

Initiation Fee	\$1,450.00
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Executed on this 13th day of June, 2025.

**PARKER LAKE ESTATES HOMEOWNERS
ASSOCIATION, INC.**

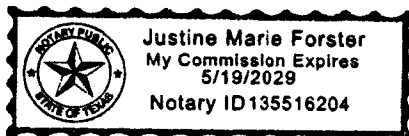
By: Blue Hawk Management, LLC, Managing Agent

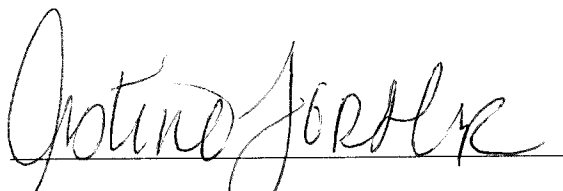

Chris Broach, President

"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 13th day of June, 2025 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Parker Lakes Estates Homeowners 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

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

Instrument Number: 2025000076161

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 18, 2025 10:39 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2025000076161
Receipt Number: 20250618000006
Recorded Date/Time: June 18, 2025 10:39 AM
User: Natascha M
Station: Station 1

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