

Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090

Instrument Number: 2023 - 17448

ERecordings-RP

Recorded On: July 10, 2023 11:07 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$24.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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File Information:

Document Number: 17448
Receipt Number: 20230710000059
Recorded Date/Time: July 10, 2023 11:07 AM
User: Crystal T
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Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



STATE OF TEXAS
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
CHAPEL CREEK FARMS HOMEOWNERS
ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

The undersigned, being the Managing Agent for Chapel Creek Farms 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 Chapel Creek Farms
2. Name of Association: The name of the Association is Chapel Creek Farms Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Final Plat of The Enclave at Chapel Creek Farms - February 26, 2019
(1) Document No.2019-30
 - b. Chapel Creek Farms Minor Plat - February 20, 2018
(1) Document No.2018.20
 - c. Chapel Creek Farms Phase III - May 31, 2018
(1) Document No.2018.69
 - d. Chapel Creek Farms Phase II - May 31, 2018
(1) Document No.2018.70
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions of Chapel Creek Farms Homeowners Association, filed of record on May 11, 2018, and recorded as Document No.2018-10606 in Grayson County.

5. Name and Mailing Address of the Association:

Chapel Creek Farms Homeowners Association, Inc.
c/o Blue Hawk Management, LLC
604 State Highway 78 N., Suite 103, #30
Farmersville, Texas 75442.

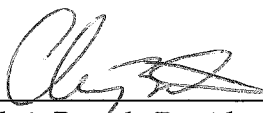
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management, LLC. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: emailus@bluehawkmgmt.net.
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	\$ 75.00
Capitalization Fee (See Article IV, Section 4.10 of Declaration)	Initial Acquisition - \$1000.00 Each owner following the initial acquisition - \$500.00

Executed on this 10th day of July, 2023.

**CHAPEL CREEK FARMS
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 10th day of July, 2023 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Chapel Creek Farms 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

