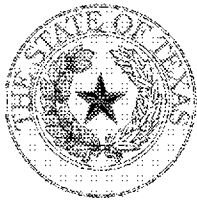


**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2025-0024367

Billable Pages: 2
Number of Pages: 3

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 08/06/2025 at 08:28 AM Document Number: <u>2025-0024367</u> Receipt No: <u>25-21890</u> Amount: \$ <u>29.00</u> Vol/Pg: <u>V:9083 P:580</u>	E-RECORDING



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton, Deputy

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.

Record and Return To:

TITLE TRAIN LLC
4702 ROWLETT RD., STE 100
ROWLETT, TX 75088



STATE OF TEXAS

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§
§

COUNTY OF KAUFMAN

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE FOR
BERKSHIRE ESTATES HOMEOWNERS
ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of BERKSHIRE ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., managing agent of the above association, a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Berkshire Estates.

2. **Name and Mailing Address of the Association.** The name of the Association is Berkshire Estates Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

3. **Recording Data for the Subdivision.** The recording data for the subdivision, an addition to Kaufman County, Texas, according to the final plat thereof recorded in Instrument No. 2021-0013425, Berkshire Estates Phase 1, Instrument No. 2023-00334783, Berkshire Estates Phase 2, Instrument No. 2025-0019914 Berkshire Estates Phase 3, Plat Records, Kaufman, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 2021-0031112 & and the First Supplemental and Amended Covenants Instrument No. 2025-0023134, in the Official Public Records of Kaufman County, Texas, and as may further amended and/or supplemented.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, Inc., 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at <https://portal.gulppm.com/Login>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Working Capital	\$230.00 - \$500.00
Resale Certificate	\$ 375.00
Resale Transfer Fee	\$150.00-\$300.00
Rush Fee (<i>within 24 hrs</i>)	\$75.00 - \$150.00
Resale Certificate Update Fee	\$75.00 - \$150.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Gulf PPM, Inc. via www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080. Alternatively, you may contact the office for Gulf PPM, Inc. at 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

Berkshire Estates Homeowners Association, INC.
a Texas non-profit corporation

By: Gulf PPM, Inc.,
Its: Managing Agent

By: Charles Lamb
Charles Lamb, President

STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 5 day of August, 2025, by Charles Lamb, President with Gulf PPM, Inc., the Managing Agent of Berkshire Estates Homeowners Association, Inc., a Texas non-profit corporation.



Kristen Henry
Notary Public, State of Texas