

Kaufman County  
Laura Hughes  
County Clerk

Instrument Number: 2023-0022343

Billable Pages: 3  
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<b>On:</b> 08/10/2023 at 08:15 AM  <b>Document Number:</b> <u>2023-0022343</u>  <b>Receipt No:</b> <u>23-20846</u>  <b>Amount:</b> \$ <u>34.00</u>  <b>Vol/Pg:</b> <u>V:8185 P:485</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: Beatriz Saucedo, 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:**

STEPTOE & JOHNSON PLLC  
1603 LYNDON B JOHNSON FWY STE  
DALLAS, TX 75234-6268



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**ARBORDALE HOMEOWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF KAUFMAN     §

The undersigned, being the Managing Agent for Arbordale 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 Arbodale.
2. Name of Association: The name of the Association is Arbordale Homeowners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Final Plat Arbordale Village
    - (1) Document No.2023-0001136
    - (2) Document No. 2023-0010332 (Certificate of Correction)
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Arbordale, filed of record on December 8, 2022, and recorded as Instrument No.2022-0045051 in Kaufman County.

5. Name and Mailing Address of the Association:

Arbordale 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](mailto:emailus@bluehawkmgmt.net).
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.gotomyhoa.com](http://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 Contribution - \$500.00 (\$250 - Reserve Fund, \$250 - Working Capital)

Executed on this 9 day of August, 2023.

**ARBORDALE 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 9<sup>th</sup> day of August 2023 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Arbordale 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

