

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

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent for DeBerry 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 DeBerry Estates.
2. Name of Association:
The name of the Association is DeBerry Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) DeBerry Estates Instrument #20161026010004350, filed 10/26/2016.
 - b) DeBerry Estates Instrument #20170823010004040, filed 8/23/2017.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for DeBerry Estates Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Instrument No. 20161222001739170 on 12/22/2016.
 - b) First Amendment to the Declaration of Covenants, Conditions and Restrictions for DeBerry Estates Homeowners Association, Inc. Recorded in the Property Records of Collin County, Texas as Instrument No. 20181130001466600 on 11/30/2018.
5. Name and Mailing Address of the Association:
DeBerry 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: info@deberrystates.com

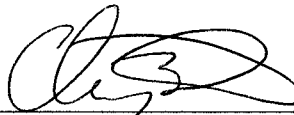
7. The Association's Dedicatory Instruments are Available to Members Online at:
www.deberrystates.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Refinance Fee	\$150.00
Transfer of Account Fee	\$100.00
Working Capital Contribution	\$250.00

Executed on this 27th day of February, 2025.

**DEBERRY ESTATES HOMEOWNERS
ASSOCIATION, INC.**

By: Blue Hawk Management, LLC, Managing Agent


 Chris Broach, President

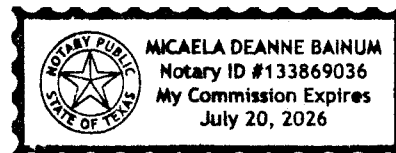
"This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 27th day of FEBRUARY, 2025 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for DeBerry 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: 2025000025224

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 05, 2025 02:14 PM

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: 2025000025224
Receipt Number: 20250304000371
Recorded Date/Time: March 05, 2025 02:14 PM
User: Kim D
Station: Workstation cck024

Record and Return To:

CSC



**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

