

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 4255

ERecordings-RP

CERTIFICATE

Recorded On: January 13, 2023 04:22 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* 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: 4255  
Receipt Number: 20230113000504  
Recorded Date/Time: January 13, 2023 04:22 PM  
User: Melissa K  
Station: Station 43

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
RIVER'S EDGE NORTH RESIDENTIAL  
COMMUNITY, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF DENTON       §

The undersigned, being the Managing Agent for River's Edge North Residential Community, 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 River's Edge North
2. Name of Association: The name of the Association is River's Edge North Residential Community, Inc.
3. Recording Data for the Subdivision:
  - a. Lots 18-28 & 29X, Block 4; Lots 14-26, Block 14; Lots 17-21, Block 15; Lots 1-26, Block 17; & Lots 23-50 & 51x, Block 19, River's Edge, a subdivision in Denton County, Texas according to the map or plat thereof recorded as Doc. # 2022-233 of the Map Records of Denton County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) River's Edge North - Master Covenant
  - b. Recording Information:
    - (1) Denton County Clerk's File No. 138277
5. Name and Mailing Address of the Association: The name and mailing address of the Association is River's Edge North Residential Community, Inc. c/o Blue Hawk Management, 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. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: [emailus@bluehawkmgmt.net](mailto:emailus@bluehawkmgmt.net).

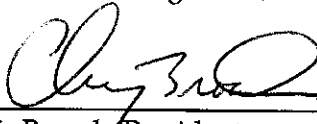
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.gotomyhoa.com](http://www.gotomyhoa.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$120.00
Transfer of Account Fee	\$ 75.00
Working Capital Assessment	Section 5.8 of Covenant, Owners are subject to a Working Capital Assessment of \$500.00.

Executed on this 12 day of January, 2022.

**RIVER'S EDGE NORTH  
RESIDENTIAL COMMUNITY,  
INC.**

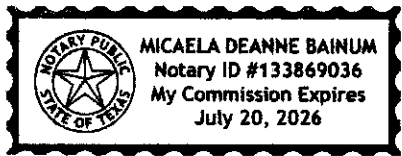
By: Blue Hawk Management, Managing Agent

  
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 ~~DENTON~~     §  
                                  COLLIN

BEFORE ME, the undersigned notary public, on this 17<sup>th</sup> day of January 2023 personally appeared Chris Broach, President of Blue Hawk Management, Managing Agent for River's Edge North Residential Community, 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.



Micaela Deanne Bainum  
Notary Public in and for the State of Texas