


MARY LOUISE NICHOLSON
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
DORADO RANCH OWNERS' ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the Managing Agent for Dorado Ranch Owners Association, 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 Dorado Ranch.
2. Name of Association: The name of the Association is Dorado Ranch Owners Association.
3. Recording Data for the Subdivision:

As recorded in the official public records of Tarrant County, Texas:
(1) Plat – Document number D216125488

4. Recording Data for the Declaration.*

As recorded in the official public records of Tarrant County, Texas:

- (1) D205271630
- (2) D213033412
- (3) D214086192
- (4) D214093899
- (5) D216186279
- (6) D216298155
- (7) D216298156

5. Name and Mailing Address of the Association:

Dorado Ranch Owners Association
c/o Blue Hawk Management, LLC
604 State Highway 78 N., Suite 103, #30
Farmersville, Texas 75442.

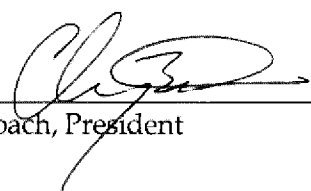
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management, LLC. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: emailus@bluehawkmgmt.net.
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	\$ 100.00
Reserve Fund Contribution - Section 7.12.3	At time of transfer, a fee in the amount of one-third of the lot's regular annual assessment will be paid to the Association for the Association's reserve funds. The fee may be paid by the seller or buyer and will be collected at closing.
Working Capital Contribution - Appendix C.5	One-time contribution, subject to the following conditions: A. The amount of the contribution to this fund will be \$150.00 and will be collected on the closing of the sale of the lot to an owner other than Declarant, a Successor Declarant, or a Declarant-affiliate.

Executed on this 22nd day of January, 2024.

**DORADO RANCH OWNERS'
ASSOCIATION**


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 22nd day of January, 2024 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Dorado Ranch Owners Association, 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

