

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
NORMANDY ESTATES HOMEOWNERS  
ASSOCIATION**

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THE STATE OF TEXAS     §  
  §  
COUNTIES OF COLLIN     §  
AND DENTON                 §

The undersigned, being the Managing Agent for Normandy Estates Homeowners 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 Normandy Estates

2. Name of Association:

The name of the Association is Normandy Estates Homeowners Association.

3. Recording Data for the Subdivision:

- a) Final Plat dated July 1, 2008, which included 52 Single-Family Residence R-9 lots, 49 Patio Home lots and 38 Single-Family attached lots; recorded as Document Number 20080902010003070 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2008-96452 in the Real Property Records of Denton County, Texas.
- b) Amended Plat dated November 19, 2008, which was amended to correct the front dimensions of Lot 10, Block A; recorded as Document Number 2008-128002 in the Real Property Records of Denton County, Texas.
- c) Replat dated February 12, 2009, the purpose of which replat was to divide Lot 6, Block H into 4 lots, which became known as Lots 1R, 2R, 6R, 7, 8, 9, 10, Block H, and to dedicate required easements; recorded as Document Number 2009-43 in the Real Property Records of Denton County, Texas.
- d) Replat dated July 14, 2010, the purpose of which replat was to combine lots 6, 7, 8, and 9, in Block G, and subdivide into 3 lots, which became known as Lots 6R, 7R, and 8R, Block G; recorded as Document Number 2010-131 in the Real Property Records of Denton County, Texas.
- e) Replat dated July 3, 2012, the purpose of which replat was to reconfigure the then-existing 29 single-family residence attached lots into 19 Patio Home lots, becoming known as lots 1R through 17R, Block I, and lots 6R through 7R, Block G, and to revise the easements accordingly; recorded as Document Number 2012-162 in the Real Property Records of Denton County, Texas.

- f) Replat dated February 28, 2017, the purpose of this Replat is to create 3 lots out of Lots 1R, 2R, 3, 4, and 5; to create 4 lots and 1 common area out of Lot 9; to modify the areas of Lot 6R and Lot 8; to modify the common lot line of Lot 1R and Lot 9; and to dedicate a Private Lot / Service, Utility Easement recorded as Document Number 2017-85 in the Real Property Records of Denton County, Texas.
- g) Replat dated September 26, 2022, Two Lots Developed at SF-A Standards being a replat of Lots 6R & 7R, Block G Normandy Estates as recorded under CC# 2015-224 in the Real Property Records of Denton County, Texas.

4. Recording Data for the Declaration:

- a) Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated August 13, 2008, recorded as Document Number 200808114000991370 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2008-89883 in the Real Property Records of Denton County, Texas.
- b) First Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated April 29, 2009, recorded as Document Number 20090429000504710 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2009-50993 in the Real Property Records of Denton County, Texas.
- c) Second Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated June 25, 2010, recorded as Document Number 20100629000664440 in the Real Property Records of Collin County, Texas and recorded as Document Number 2010-62923 in the Real Property Records of Denton County, Texas.
- d) Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated May 10, 2011, recorded as Document Number 20110512000491190 in the Real Property Records of Collin Count, Texas, and recorded as Document Number 2011-43297 in the Real Property Records of Denton County, Texas.
- e) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated May 10, 2011, recorded as Document Number 20110512000491800 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2011-43325 in the Real Property Records of Denton County, Texas.
- f) Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated August 11, 2014, recorded as Document Number 20140811000854020 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2014-80221 in the Real Property Records of Denton, County, Texas.
- g) Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated December 18, 2014, recorded as Document Number 20141219001380780 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2014-128041 in the Real Property Records of Denton, County, Texas.

- h) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated March 4, 2015, recorded as Document Number 20150304000235620 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2015-21434 in the Real Property Records of Denton, County, Texas.
- i) Eighth Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated June 15, 2015, recorded as Document Number 20150615000707470 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2015-64744 in the Real Property Records of Denton, County, Texas.
- j) Ninth Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated August 26, 2015, recorded as Document Number 20150826001080840 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2015-98725 in the Real Property Records of Denton, County, Texas.
- k) Tenth Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated November 13, 2015, recorded as Document Number 20151113001434370 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2015-131557 in the Real Property Records of Denton, County, Texas.
- l) Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated February 10, 2016, recorded as Document Number 20160208000144120 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2016-13510 in the Real Property Records of Denton, County, Texas.
- m) Twelfth Amendment to the Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated October 18, 2016, recorded under Document Number 2016-130870, Official Public Records of Denton County, Texas, and recorded as Document Number 20161018001405640 in the Real Property Records of Collin, County, Texas.
- n) Thirteenth Amendment to the Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated June 12, 2017, recorded under Document Number 2017-69246, Official Public Records of Denton County, Texas, and recorded as Document Number 20160627000809720 in the Real Property Records of Collin, County, Texas.
- o) Recording of Dedicatory Instrument, dated June 27, 2016, recorded under Document Number 2016-75996, Official Public Records of Denton County, Texas, and recorded as Document Number 20160627000809720 in the Real Property Records of Collin, County, Texas.
- p) Supplemental Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated January 31, 2017, recorded under Document Number 2017-12325, Official Public Records of Denton County, Texas, and recorded as Document Number 20170131000140210 in the Real Property Records of Collin, County, Texas.

- q) Recording of Dedicatory Instrument, dated September 20, 2017, recorded under Document Number 2017-116173, Real Property Records of Denton County, Texas, and recorded as Document Number 20170920001259650 in the Real Property Records of Collin, County, Texas.
- r) First Supplemental Recording of Dedicatory Instrument, dated 6/30/2016, recorded under Document Number 2016-77969, Official Public Records of Denton County, Texas, and recorded as Document Number 20160630000829280 in the Real Property Records of Collin, County, Texas.
- s) Second Supplemental Recording of Dedicatory Instrument, dated August 10, 2016, recorded under Document Number 2016-97920, Official Public Records of Denton County, Texas, and recorded as Document Number 20160810001045530 in the Real Property Records of Collin, County, Texas.
- t) Third Supplemental Recording of Dedicatory Instrument, dated October 25, 2016, recorded under Document Number 2016-134897, Official Public Records of Denton County, Texas, and recorded as Document Number 20161025001447490 in the Real Property Records of Collin, County, Texas.
- u) Fourth Supplemental Recording of Dedicatory Instrument, dated September 20, 2017, recorded under Document Number 2017-116059, Real Property Records of Denton County, Texas, and recorded as Document Number 20170920001258150 in the Real Property Records of Collin, County, Texas.
- v) Fifth Supplemental Recording of Dedicatory Instrument, dated April 4, 2018, recorded under Document Number 2018-37631, Official Public Records of Denton County, Texas, and recorded as Document Number 20180404000413300 in the Real Property Records of Collin, County, Texas.
- w) Sixth Supplemental Recording of Dedicatory Instrument, dated December 7, 2018, recorded under Document Number 2018-141601, Official Public Records of Denton County, Texas, and recorded as Document Number 20181207001491470 in the Real Property Records of Collin, County, Texas.
- x) Seventh Supplemental Recording of Dedicatory Instrument, dated April 13, 2020, recorded under Document Number 2020-47009, Official Public Records of Denton County, Texas, and recorded as Document Number 20200413000517220 in the Real Property Records of Collin, County, Texas.
- y) Eighth Supplemental Recording of Dedicatory Instrument, dated June 8, 2021, recorded under Document Number 2021-104000, Official Public Records of Denton County, Texas, and recorded as Document Number 20210608001162210 in the Real Property Records of Collin, County, Texas.
- z) Ninth Supplemental Recording of Dedicatory Instrument, dated March 21, 2022, recorded under Document Number 2022-41514, Official Public Records of Denton County, Texas, and recorded as Document Number 20210608001162210 in the Real Property Records of Collin, County, Texas.
- aa) Tenth Supplemental Recording of Dedicatory Instrument dated May 17, 2022 recorded under Document Number 2022-73821, Official Public Records of Denton County, Texas, and recorded as Document Number 2022000078484 in the Real Property

Records of Collin, County, Texas.

- bb) Consolidation Declaration, dated September 29, 2017, recorded under Document Number 2017-121064, Official Public Records of Denton County, Texas, and recorded as Document Number 20171002001308860 in the Real Property Records of Collin, County, Texas.
- cc) Corrected Consolidation Declaration recorded under Document Number 2017-137117, Official Public Records of Denton County, Texas, and recorded as Document Number 20171106001479170 in the Real Property Records of Collin, County, Texas.
- dd) Consolidation Declaration {Condo Parcel} recorded under Document Number 2018-54835, Official Public Records of Denton County, Texas, and recorded as Document Number 20180515000588010 in the Real Property Records of Collin, County, Texas.
- ee) Declaration, dated July 12, 2019, recorded under Document Number 2019-83185, Official Public Records of Denton County, Texas.
- ff) First Amendment to Consolidation Declaration, dated August 6, 2019, recorded under Document Number 2019-95042, Official Public Records of Denton County, Texas, and recorded as Document Number 20190806000939730 in the Real Property Records of Collin, County, Texas.
- gg) Second Amendment to Consolidation Declaration, dated April 16, 2020, recorded under Document Number 2020-49820, Official Public Records of Denton County, Texas, and recorded as Document Number 20200420000558960 in the Real Property Records of Collin, County, Texas.
- hh) Second Amendment to Consolidation Declaration, dated April 20, 2020, recorded under Document Number 2020-50505, Official Public Records of Denton County, Texas.
- ii) Second Amendment to Consolidation Declaration, dated April 20, 2020, recorded under Document Number 2020-50643, Official Public Records of Denton County, Texas.
- jj) Third Amendment to Consolidation Declaration, dated May 27, 2020, recorded under Document Number 2020-70508, Official Public Records of Denton County, Texas, and recorded as Document Number 20200527000773880 in the Real Property Records of Collin, County, Texas.
- kk) Fourth Amendment to Consolidation Declaration, dated March 21, 2022, recorded under Document Number 2022-41512, Official Public Records of Denton County, Texas.

5. Name and Mailing Address of the Association:

Normandy Estates Homeowners 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:

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: [cmbr@bluehawkmanagement.com](mailto:cmbr@bluehawkmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at:

[www.normandyestates.com](http://www.normandyestates.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 – Reserves	Equal to (2) two months assessments
Reserve Contribution – Streets	\$1,000.00

Executed on this 13<sup>th</sup> day of September, 2024.

**NORMANDY ESTATES HOMEOWNERS  
ASSOCIATION**

By: Blue Hawk Management, LLC, Managing Agent



Chris Broach, President

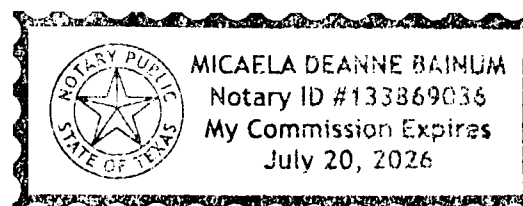
"This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others 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 13<sup>th</sup> day of September, 2024 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Normandy Estates Homeowners 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



**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2024000116385

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 23, 2024 08:08 AM

Number of Pages: 8

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

Total Recording: \$49.00

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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: 2024000116385  
Receipt Number: 20240920000754  
Recorded Date/Time: September 23, 2024 08:08 AM  
User: Tammy M  
Station: Station 12

**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



**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 102118

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: September 23, 2024 08:07 AM

Number of Pages: 8

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

Total Recording: \$53.00

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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: 102118  
Receipt Number: 20240920000603  
Recorded Date/Time: September 23, 2024 08:07 AM  
User: Kraig T  
Station: Station 21

**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  
NORMANDY ESTATES HOMEOWNERS  
ASSOCIATION**

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THE STATE OF TEXAS       §  
  §  
COUNTIES OF COLLIN       §  
AND DENTON                   §

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1. Name of Subdivision:

The name of the subdivision is Normandy Estates

2. Name of Association:

The name of the Association is Normandy Estates Homeowners Association.

3. Recording Data for the Subdivision:

- a) Final Plat dated July 1, 2008, which included 52 Single-Family Residence R-9 lots, 49 Patio Home lots and 38 Single-Family attached lots: recorded as Document Number 20080902010003070 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2008-96452 in the Real Property Records of Denton County, Texas.
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- g) Replat dated September 26, 2022, Two Lots Developed at SF-A Standards being a replat of Lots 6R & 7R, Block G Normandy Estates as recorded under CC# 2015-224 in the Real Property Records of Denton County, Texas.

4. Recording Data for the Declaration:

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- h) Seventh Amendment to Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated March 4, 2015, recorded as Document Number 20150304000235620 in the Real Property Records of Collin County, Texas, and recorded as Document Number 2015-21434 in the Real Property Records of Denton, County, Texas.
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- o) Recording of Dedicatory Instrument, dated June 27, 2016, recorded under Document Number 2016-75996, Official Public Records of Denton County, Texas, and recorded as Document Number 20160627000809720 in the Real Property Records of Collin, County, Texas.
- p) Supplemental Declaration of Covenants, Conditions and Restrictions for Normandy Estates Addition, dated January 31, 2017, recorded under Document Number 2017-12325, Official Public Records of Denton County, Texas, and recorded as Document Number 20170131000140210 in the Real Property Records of Collin, County, Texas.

- q) Recording of Dedicatory Instrument, dated September 20, 2017, recorded under Document Number 2017-116173, Real Property Records of Denton County, Texas, and recorded as Document Number 20170920001259650 in the Real Property Records of Collin, County, Texas.
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- w) Sixth Supplemental Recording of Dedicatory Instrument, dated December 7, 2018, recorded under Document Number 2018-141601, Official Public Records of Denton County, Texas, and recorded as Document Number 20181207001491470 in the Real Property Records of Collin, County, Texas.
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- aa) Tenth Supplemental Recording of Dedicatory Instrument dated May 17, 2022 recorded under Document Number 2022-73821, Official Public Records of Denton County, Texas, and recorded as Document Number 2022000078484 in the Real Property

Records of Collin, County, Texas.

- bb) Consolidation Declaration, dated September 29, 2017, recorded under Document Number 2017-121064, Official Public Records of Denton County, Texas, and recorded as Document Number 20171002001308860 in the Real Property Records of Collin, County, Texas.
- cc) Corrected Consolidation Declaration recorded under Document Number 2017-137117, Official Public Records of Denton County, Texas, and recorded as Document Number 20171106001479170 in the Real Property Records of Collin, County, Texas.
- dd) Consolidation Declaration {Condo Parcel} recorded under Document Number 2018-54835, Official Public Records of Denton County, Texas, and recorded as Document Number 20180515000588010 in the Real Property Records of Collin, County, Texas.
- ee) Declaration, dated July 12, 2019, recorded under Document Number 2019-83185, Official Public Records of Denton County, Texas.
- ff) First Amendment to Consolidation Declaration, dated August 6, 2019, recorded under Document Number 2019-95042, Official Public Records of Denton County, Texas, and recorded as Document Number 20190806000939730 in the Real Property Records of Collin, County, Texas.
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- hh) Second Amendment to Consolidation Declaration, dated April 20, 2020, recorded under Document Number 2020-50505, Official Public Records of Denton County, Texas.
- ii) Second Amendment to Consolidation Declaration, dated April 20, 2020, recorded under Document Number 2020-50643, Official Public Records of Denton County, Texas.
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- kk) Fourth Amendment to Consolidation Declaration, dated March 21, 2022, recorded under Document Number 2022-41512, Official Public Records of Denton County, Texas.

5. Name and Mailing Address of the Association:

Normandy Estates Homeowners 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:

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: [cbroach@bluehawkmanagement.com](mailto:cbroach@bluehawkmanagement.com)

7. The Association's Dedicatory Instruments are Available to Members Online at:

[www.bhmanagement.com](http://www.bhmanagement.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 – Reserves	Equal to (2) two months assessments
Reserve Contribution – Streets	\$1,000.00

Executed on this 13<sup>th</sup> day of September, 2024.

**NORMANDY ESTATES HOMEOWNERS  
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 13<sup>th</sup> day of September, 2024 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Normandy Estates Homeowners 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

