

AFTER RECORDING, RETURN TO:

Judd A. Austin, Jr.

Henry Oddo Austin & Fletcher, P.C.

1717 Main Street

Suite 4600

Dallas, Texas 75201

STATE OF TEXAS §

§

COUNTY OF COLLIN §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
BLUEWOOD RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of BLUEWOOD RESIDENTIAL COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

WHEREAS, Celina Development North, LLC, a Texas limited liability company, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Bluewood Residential Community on November 14, 2016, recorded under Instrument No. 20161114001545900 in the Official Public Records of Collin County, Texas ("*Declaration*"), including any amendments thereof or supplements thereto, all are incorporated herein.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Bluewood – Phase 1, Phase 2A, Phase 3, Phase 4, and Phase 5.

2. **Name and Mailing Address of the Association.** The name of the Association is Bluewood Residential Community Association, Inc., and its mailing address is c/o RealManage, LLC ("*RealManage*"), P.O. Box 803555, Dallas, Texas 75380.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is recorded under Instrument No. 20170914010004350 (Phase 1), Instrument No.

20190709010002920 (Phase 2A), Instrument No. 20200514010001670 (Phase 3), Instrument No. 20210126010000200 (Phase 4), and Instrument No. 20210923010003420 (Phase 5), as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 20161114001545900, Instrument No. 20220125000135540 (First Amendment), Instrument No. 20220126000140610 (Second Amendment), Instrument No. 20190501000480170 (Phase 2A), Instrument No. 20200406000489610 (Phase 3), and Instrument No. 20210330000631280 (Phase 5), along with any additional amendments thereof or supplements thereto, recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380, telephone number is (866) 473-2573, email address is bluewood@ciramail.com.

6. **Website.** The Association's website may be found at www.ciranet.com/residentportal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are:

Type of Property Transfer	Dollar Amount
Resale Certificate Fee	\$375.00
Conveyance/Transfer Fee	\$325.00
Refinance Fee	\$250.00
Statement of Account	\$295.00

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o RealManage via www.realmanage.com/closingportal, or by telephone number at (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380 or by email address at www.realmanage.com/closingportal.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

**BLUEWOOD RESIDENTIAL COMMUNITY
ASSOCIATION, INC.,
a Texas non-profit corporation**

By: RealManage, LLC
Its: Managing Agent

By: Crystal Avendaño
Crystal Avendaño, Community Manager

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on the 3 day of October, 2024,
by Crystal Avendaño, Community Manager with RealManage, LLC, the Managing
Agent of Bluewood Residential Community Association, Inc., a Texas non-profit corporation.



WILLIE DELORES MURRAY
Notary ID #133539170
My Commission Expires
January 18, 2026

Willie Delores Murray
Notary Public, State of Texas

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

Instrument Number: 2024000137586

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 05, 2024 02:49 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: 2024000137586

Receipt Number: 20241105000371

Recorded Date/Time: November 05, 2024 02:49 PM

User: Devon O

Station: Station 4

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