

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LINKSIDE AT GRAPEVINE COMMUNITY, INC.

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

The undersigned, being the Managing Agent for Linkside at Grapevine 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 Linkside at Grapevine Townhomes.
2. Name of Association: The name of the Association is Linkside at Grapevine Community, Inc.
3. Recording Data for the Subdivision:
 - a. Lots 1 through 39, Block 1, Final Plat of Lots 1-39, Block 1 & Lot IX, Block 1, Linkside at Grapevine recorded in Cabinet A, Slides 11527-11528, in the Official Public records of Tarrant County, Texas, being a replat of the Final Plat of Lot 2, Block 1, Landmark at Grapevine (the "Property").
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Linkside at Grapevine Townhomes.
 - b. Recording Information:
 - (1) Tarrant County Clerk's File No. D07211003.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Linkside at Grapevine Community, Inc. c/o Blue Hawk Management, LLC, 604 State Highway 78 N., Suite 103, #30, Farmersville, Texas 75442.

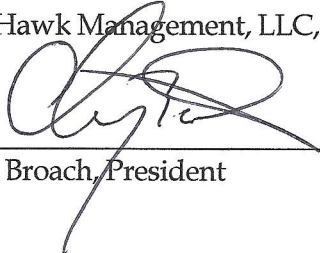
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management, LLC. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: info@bluehawkmgmt.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.bluehawkmgmt.net.
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	\$ 300.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 120.00
Transfer of Account Fee	\$ 75.00
Working Capital Fund (See Article VII, Section 7.12 of Declaration)	Upon the transfer of a Lot (including both transfers from Declarant to the initial Owner, and transfer from one Owner to a subsequent Owner), a working capital fee in an amount equal to two (2) months of Regular Assessments will be paid to the Association for the Association's working capital fund.

Executed on this 17th day of February, 2022

**LINKSIDE AT GRAPEVINE
COMMUNITY, INC.**

By: Blue Hawk Management, LLC, Managing Agent

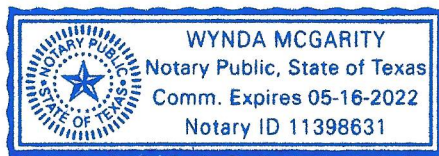

Chris Broach, President

*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 §
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COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 17 day of February, 2021 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Linkside at Grapevine 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.



Wynda W McGarity
Notary Public in and for the State of Texas