

Capital Title

GF# 23-769694-RL

Management Certificate
(Texas Property Code Section 209.004)

Name of Subdivision: Cleburne Acres

Subdivision Recording Data: The plat of the Subdivision recorded in Instrument # 134, Slide E-704 7-31-23 of the real property records of Johnson County, Texas

Declaration Recording Data: The First Amended Declaration recorded as Instrument Number 2023-30653 of the Official Records of Johnson County, Texas

Name and mailing address of Association: Cleburne Acres Owners Association, Inc.
8905 Briarcrest Dr.

Name and mailing address of Person Managing Association: Blue Hawk Management
c/o Chris Broach
604 State Hwy. 78, Suite 103 #30
Farmersville, Texas 75442
Phone: (972) 674-3791 ext. 101
Email: cbroach@bluehawkmgmt.net

Resale Certificate \$375.00

Transfer Fee \$100.00

Other Information the Association Considers Appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lots and common areas prior to purchase.

The following are attached to this Management Certificate and incorporated herein:

Bylaws of the Association – Exhibit A
Policies of the Association

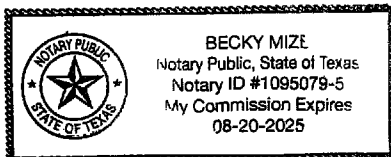
- (a) Document Retention Policy – Exhibit B
- (b) Open Records Production Policy – Exhibit C
- (c) Alternative Payment Schedule – Exhibit D
- (d) Violations Fine Schedule – Exhibit E

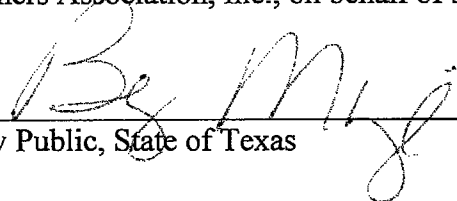


Lawrence Martin, President

STATE OF TEXAS §
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COUNTY OF Rockwall §

This instrument was acknowledged before me on the 3 day of November, 2023, by Lawrence Martin, President of Cleburne Acres Owners Association, Inc., on behalf of said association.





Notary Public, State of Texas

After Recording Return to:
Blue Hawk Management
604 State Hwy. 78 N, Suite 103 #30
Farmersville, Texas 75442