

**MANAGEMENT CERTIFICATE
OF
OVERLOOK WEST RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Overlook West Residential Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Overlook West.
2. The name of the Association: Overlook West Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Lubbock County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Overlook West, recorded in Document No. 2024011918, Official Public Records of Lubbock County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Overlook West Residential Community, Inc., c/o Texas Hawkize Property Management, LLC, Attn: Brenda B. Hawkins, 12402 Slide Rd., Suite #204, Lubbock, Texas 79424.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

| | |
|-------------------|---|
| Name: | Overlook West Residential Community, Inc. c/o Texas Hawkize Property Management, LLC |
| Mailing Address: | 12402 Slide Road, Suite #204, Lubbock, Texas 79424 |
| Attn: | Brenda B. Hawkins, Managing Member |
| Telephone Number: | 806-368-4007 |
| Email Address: | info@Hawkizemgmt.com |

7. Website to access the Association's dedicatory instruments:
www.HawkizeMgmt.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$200.00

Resale Certificate Fee - \$350.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 27th day of August, 2024.

**OVERLOOK WEST RESIDENTIAL COMMUNITY,
INC.,**

a Texas nonprofit corporation

By: [Signature]

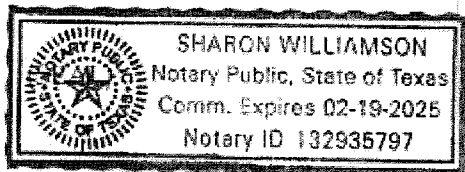
Printed Name: Chad Tarver

Title: President

STATE OF TEXAS §

COUNTY OF Lubbock §

This instrument was acknowledged before me on the 27th day of August, 2024, by Chad Tarver, President of OVERLOOK WEST RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Overlook West, recorded in Document No. 2024011918, Official Public Records of Lubbock County, Texas, as the same may be amended from time to time.
2. Overlook West Notice of Addition of Land [111.4165 Acre Tract], recorded in Document No. 2024021157, Official Public Records of Lubbock County, Texas.
3. Overlook West Community Manual, recorded in Document No. 2024031738, Official Public Records of Lubbock County, Texas, as same may be amended and supplemented from time to time.
4. Overlook West Adoption of Working Capital Assessment, recorded in Document No. 2024031739, Official Public Records of Lubbock County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk

Lubbock County, TEXAS

08/28/2024 10:37 AM

Recording Fee: \$37.00

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