

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
HACKBERRY CREEK HOME OWNERS ASSOCIATION**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of the HACKBERRY CREEK HOME OWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

WITNESSETH:

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 Subdivisions.** The name of the subdivisions which are the subject of this Certificate are: Kinwest Sector 20 - Residential Phase I - First Installment; Hackberry Creek Village Phase IV; Hackberry Creek Village, Phase V; Hackberry Creek Village, Phase I; Hackberry Creek Village Phases II and III; Hackberry Creek Village Phase IV; Hackberry Creek Village, Phase VI, Section 3; Hackberry Creek, Tract III, Phase II, Sector 20; Hackberry Creek Village, Phase VI, Section 2A; Hackberry Creek Estates, Tract III, Phase III, Sector 20; Hackberry Creek Estates Phases I, II, III, IV, and V; Hackberry Creek Village Phase VI; Hackberry Creek Estates No.3; Hackberry Creek Estates Tract III; Hackberry Creek Village Phase VI, Section 1; and Hackberry Creek Estates, Tract III, Phase I.

2. **Name and Mailing Address of the Association.** The name of the Association is the Hackberry Creek Home Owners Association and its mailing address is 7105 Summitview Drive, Irving, TX 75063.

3. **Recording Data for the Subdivision.** The recording data for the subdivisions are: Volume 82132, Page 2416; Volume 85093, Page 6129; Volume 85202, Page 2561; Volume 86028, Page 5072; Volume 89127, Page 3693; Volume 88225, Page 1606; Volume 88225, Page 1623; Volume 89055, Page 2775; Volume 90016, Page 4010 and 4011; Volume 91065, Page 4537; Volume 91129, Page 3569; Volume 91165, Page 3842; Volume 91187, Page 2181 and 2197; Volume 91196, Page 4764; Volume 92054, Page 2679; Volume 94057, Page 1946; Volume 94199, Page 59; Volume 97060, Page 4184; Volume 97064, Page 3233; Volume 98033, Page 106; and Volume 2000238, Page 94.

4. **Recording Data for the Declaration.** The recording data for the Declaration, herein so-called, is Volume 96213, Page 3823, *et seq.*, in the Official Public Records of Dallas County, Texas. The Declaration has been amended and/or supplemented by instruments recorded in the Official Public Records of Dallas County, Texas, to wit: (i) Volume 98020, Page 1194; (2) Volume 2003196, Page 8123; (3) Volume 2004184, Page 00040; (4) Volume 2004185, Page 00148; (5) Volume 2004185, Page 00131; (6) Instrument No. 20080350914; (7) Instrument No. 201500322578; (8) Instrument No. 202000005502; (9) Instrument No. 2021-202100024776; (10) Instrument No. 2023-202300061341; and (11) Instrument No. 2023-202300063324, all in the Official Public Records of Dallas County, Texas.

5. **Name and Contact Information for the Managing Agent of the Association.** The Association's managing agent is Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, TX 75024, phone number (469) 246-3500, fax number (469) 246-3501, and email ccmctx@ccmcnet.com.

6. **Website:** The Association's website may be found at www.hackberrycreek.com.

7. **Fees Due Upon the Transfer of Title.** Fees charged relating to a property transfer are: (i) \$345.00 as transfer/resale disclosure/estoppel fee; (ii) \$50.00 for resale certificate/estoppel update; (iii) \$50.00 refinance/estoppel (iv) \$100.00 rush fee; (v) \$50.00 for Lender Questionnaire – Standard; (vi) \$150.00 for Lender Questionnaire – Custom; (vii) \$125.00 title transfer without resale disclosure; and (viii) \$125.00 transfer fee following a trustee sale or foreclosure.

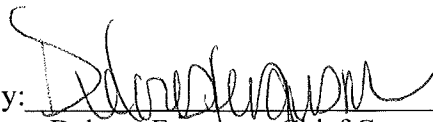
8. **Other Information.** Resale Certificates may be requested by contacting the Association c/o HomeWiseDocs via www.ccmnet.com or www.homewisedocs.com. The phone number for HomeWiseDocs is (866) 925-5004. Alternatively, you may contact the Arizona office for Capital Consultants Management Corporation at 8360 East Via de Ventura, Building L, Suite 100, Scottsdale, AZ 85258; telephone (480) 921-7500 or facsimile (480) 921-7564.

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, and serves to take the place of all Management Certificates previously filed by the Association.

[SIGNATURE TO FOLLOW]

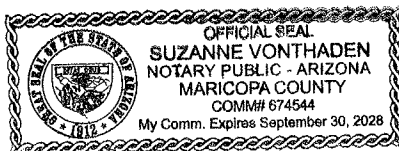
**HACKBERRY CREEK HOME OWNERS
ASSOCIATION:**

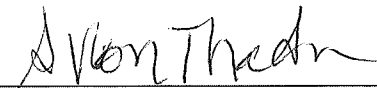
By: Capital Consultants Management Corporation,
its managing agent

By: 
Delores Ferguson, Chief Customer Officer

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

This instrument was acknowledged before me on this 3rd day of April, ~~2025~~, by Delores, Chief Customer Officer\ for Capitol Consultants Management Corporation, as managing agent of the Hackberry Creek Home Owners Association, a Texas non-profit corporation.




Notary Public, State of ARIZONA

