

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
**TOWNHOMES OF WESTGATE HOMEOWNERS
ASSOCIATION, INC.**

THE STATE OF TEXAS §
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COUNTY OF TARRANT §

The undersigned, being the Managing Agent for Townhomes of Westgate Homeowners Association, 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 Townhomes of Westgate.
2. Name of Association: The name of the Association is Townhomes of Westgate Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Being a revision of Block 4, and a portion of Block 2, Westgate Plaza, according to the plat recorded in Cabinet A, Slide 8848, Plat Records, Tarrant County
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions
 - (2) Amendment to Declaration of Covenants, Conditions and Restrictions
 - (3) Amendment to the Declaration of Covenants, Conditions and Restrictions (2nd Amendment)
 - b. Recording Information:
 - (1) Tarrant County Clerk - File #D207325022
 - (2) Tarrant County Clerk - File #D208038878
 - (3) Tarrant County Clerk - File #D216157926
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Townhomes of Westgate Homeowners Association, Inc. c/o Blue Hawk Management, 604 State Highway 78 N., Suite 103, #30, Farmersville, Texas 75442.

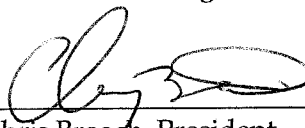
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: emailus@bluehawkmgmt.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.gotomyhoa.com.
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	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 120.00
Transfer of Account Fee	\$ 75.00
Capitalization Fee Insurance Fee	Amended Declaration: Section 4A. - Cap. Fee - Each owner, upon sell of a unit, pays a fee of \$250.00 Insurance Fee - Each owner, upon purchase of a unit, shall pay an Insurance Fee of \$175.00.

Executed on this 12 day of January, 2023.

**TOWNHOMES OF WESTGATE
HOMEOWNERS
ASSOCIATION, INC.**

By: Blue Hawk Management, Managing Agent

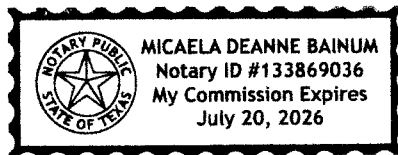

Chris Broach, President


*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 TARRANT §
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BEFORE ME, the undersigned notary public, on this 12th day of January, 2023 personally appeared Chris Broach, President of Blue Hawk Management, Managing Agent for Townhomes of Westgate Homeowners Association, 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.




Notary Public in and for the State of Texas