

Denton County
Juli Luke
County Clerk

Instrument Number: 66484

ERecordings-RP

CERTIFICATE

Recorded On: June 24, 2024 02:08 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 66484
Receipt Number: 20240624000437
Recorded Date/Time: June 24, 2024 02:08 PM
User: Kraig T
Station: Station 21

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
NEWMAN VILLAGE HOMEOWNERS'
ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent for Newman Village Homeowners Association, 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 Newman Village.
2. Name of Association:
The name of the Association is Newman Village Homeowners Association.
3. Recording Data for the Subdivision:
 - a) Newman Village Phase 1 – Final Plat Recorded as Document #95230 on 8/29/2008.
 - b) Newman Village Phase 2A – Final Plat Recorded as Document #2012-212 on 9/14/2012.
 - c) Newman Village Phase 28 - Final Plat Recorded as Document #2013-292 on 10/15/2013.
 - d) Newman Village Phase 3 – Final Plat Recorded as Document #2015-381 on 9/25/2015.
 - e) Newman Village Phase 4 – Final Plat Recorded as Document #2015-381 on 9/25/2015.
 - f) Newman Village Phase 5 – Final Plat Recorded as Document #20181116000391 on 11/16/2018.
4. Recording Data for the Declaration:
 - a) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2008-99716 in the Real Property Records of Denton County, Texas on 9/11/2008.
 - b) First Supplement to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2009-18412 in the Real Property Records of Denton County, Texas on 2/17/2009.
 - c) First Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2009-56738 in the Real Property Records of Denton County, Texas on 5/12/2009.
 - d) Second Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2010-71852 in the Real Property Records of Denton County, Texas on 7/23/2010.

- e) Third Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2012-113365 in the Real Property Records of Denton County, Texas on 10/5/2012.
- f) Second Supplement to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2013-18945 in the Real Property Records of Denton County, Texas on 2/15/2013.
- g) Fourth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2014-95696 in the Real Property Records of Denton County, Texas on 9/19/2014.
- h) Third Supplement to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2014-113648 in the Real Property Records of Denton County, Texas on 11/7/2014.
- i) Fourth Supplement to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2015-105890 in the Real Property Records of Denton County, Texas on 9/10/2015.
- j) Fourth (should be Fifth) Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2015-142766 in the Real Property Records of Denton County, Texas on 12/14/2015.
- k) Sixth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2017-8248 in the Real Property Records of Denton County, Texas on 1/23/2017.
- l) Fifth Supplement to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2018-132514 in the Real Property Records of Denton County, Texas on 11/9/2018.
- m) Seventh Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2019-81416 in the Real Property Records of Denton County, Texas on 7/9/2019.
- n) Eighth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2019-138640 in the Real Property Records of Denton County, Texas on 10/31/2019.
- o) Ninth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2020-204149 in the Real Property Records of Denton County, Texas on 12/14/2020.
- p) Tenth Amendment to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2021-33438 in the Real Property Records of Denton County, Texas on 2/26/2021.
- q) Sixth Supplement to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #2021-33695 in the Real Property Records of Denton County, Texas on 2/26/2021.
- r) First Amendment to Fifth Supplement to First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Newman Village, Recorded as Document #218728 in the Real Property Records of Denton County, Texas on 12/1/2021.

5. Name and Mailing Address of the Association:

Newman Village Homeowners Association.
 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, Farmersville, TX 75442

Phone No.: 972.674.3791. Email Address: emailus@bluehawkmgmt.net.

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.gotomvhoa.com.

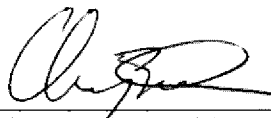
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$375.00
Resale Certificate Update Fee	\$75.00
Refinance Fee	\$150.00
Transfer of Account Fee	\$100.00
Working Capital Contribution	\$3,040.00

Executed on this 29th day of May, 2024.

**NEWMAN VILLAGE HOMEOWNERS
ASSOCIATION**

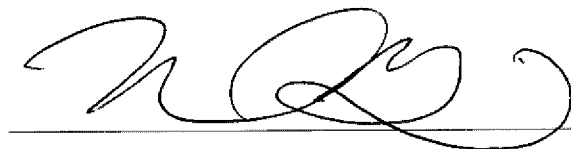
By: Blue Hawk Management, LLC, Managing Agent


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 §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 29th day of May, 2024 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Newman Village Homeowners Association, 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

