

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by Eagle's Bluff Community Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Eagle's Bluff has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Eagle's Bluff filed of record on or about September 30, 1998 (the "Declaration") and recorded at Instrument #471253 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Eagle's Bluff.

WHEREAS, the Association was duly formed on July 31, 1998, as Eagle's Bluff Community Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Eagle's Bluff.
2. Name of the Association. The name of the Association is the Eagle's Bluff Community Association, Inc. and is located at Cherokee County, Texas. The mailing address for the Association is The MAC Group, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Cherokee County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about September 30, 1998 (the "Declaration") recorded at Instrument #471253 in the Real Property Records of Cherokee County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about August 11, 2014 at Document #00637130;
- On or about June 30, 2016 at Document #00653510;
- On or about September 27, 2017 at Document #00665601; and
- On or about September 11, 2019 at Document #00683789.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management
108 N. Houston Street
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is carrie@rosecitymanagement.com.

7. Website for the Association. The websites for the Association are https://app.townsq.io/login and http://www.eaglesbluffca.org/.

8. Resale Certificates: Resale Certificates may be requested by contacting MAC Group Management Company at resales@themacgroupco.com or by going online to www.homewisedocs.com. The cost of a Resale Certificate is as follows: \$350.00 for a Resale Fee and \$200.00 for a Transfer Fee.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

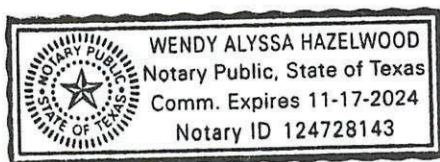
Eagle's Bluff Community Association, Inc., a Texas non-profit corporation

By: [Signature]
Authorized Representative for
Eagle's Bluff Community Association, Inc.

THE STATE OF TEXAS §
COUNTY OF CHEROKEE §

This instrument was acknowledged before me on this 1st day of September, 2021 by [Signature] Authorized Representative for Eagle's Bluff Community Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



[Signature]
Notary Public Signature

Filed for Record in:
Official Public Records
Cherokee County

On: Oct 18, 2021 at 11:57A

As a
Recordings

Document Number: 00705314

By,
Patty Miller,
Deputy

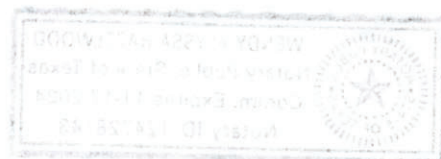
STATE OF TEXAS COUNTY OF CHEROKEE

I hereby certify that this instrument
was filed on the date and time stamped
hereon by me and was duly recorded in
the volume and page of the named
records of:

Cherokee County
as stamped hereon by me.

Oct 18, 2021

HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County



OK
5/20

Manning & Meyers
14340 N. Central Expressway
Ste 200
Dallas Tx 75206