

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PLANO COBBLESTON TOWNHOME
ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent for Plano Cobblestone Townhome 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 Cobblestone.
2. Name of Association: The name of the Association is Plano Cobblestone Townhome Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Re-Plat thereof recorded in the Real Property Records of Collin County, Texas, in Volume C, Page 800 of the Plat Records of Collin County, Texas.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions of Cobblestone Townhomes, filed of record on February 27, 1984, and recorded in Volume 1835, Page 50 of the Public Records of Collin County, Texas, as supplemented or amended.
5. Name and Mailing Address of the Association:

Plano Cobblestone Townhome Association, Inc.
c/o Blue Hawk Management, LLC
604 State Highway 78 N., Suite 103, #30
Farmersville, Texas 75442.

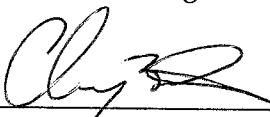
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management, LLC. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: emailus@bluehawkmgmt.net.
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	\$ 150.00
Transfer of Account Fee	\$ 75.00
Capitalization Fee (See Article VI, Section 6.2 of Declaration)	Nonrefundable contributions to this fund, in the amount of two (2) months' estimated Common Assessments charge for each Lot will be collected at the closing of each Lot conveyed by the Declarant.

Executed on this 27 day of April, 2023.

**PLANO COBBLESTONE
TOWNHOME ASSOCIATION,
INC.**

By: Blue Hawk Management, LLC, Managing Agent

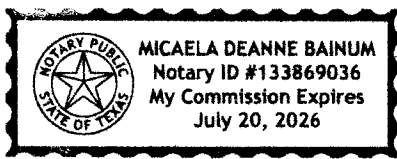

Chris Broach, President

*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 §
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BEFORE ME, the undersigned notary public, on this 27th day of April, 2023 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Plano Cobblestone Townhome 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.



Micaela Bainum
Notary Public in and for the State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000045632

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: April 27, 2023 02:57 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 2023000045632
Receipt Number: 20230427000497
Recorded Date/Time: April 27, 2023 02:57 PM
User: Amanda S
Station: Station 6

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX