

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2024 - 21794

ERecordings-RP

Recorded On: August 13, 2024 09:18 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$23.00

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

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

File Information:

Document Number: 21794
Receipt Number: 20240813000024
Recorded Date/Time: August 13, 2024 09:18 AM
User: Kenady P
Station: CCLERK007

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
HERITAGE RANCH (SHERMAN) HOA, INC

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

The undersigned, being the Managing Agent for Heritage Ranch (Sherman) HOA, 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 Heritage Ranch
1. Name of Association: The name of the Association is Heritage Ranch (Sherman) HOA, Inc
2. Recording Data for the Subdivision in Grayson County, Texas:
 - a. Final Plat of Heritage Ranch Phase 1- March 26, 2024.
(1) Document No. 2024-51
3. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions of Heritage Ranch (Sherman) HOA, Inc., recorded on December 4, 2023, and recorded as Document No. 2023-31915 in Grayson County, Texas.
4. Name and Mailing Address of the Association:

 Heritage Ranch (Sherman) HOA, Inc
 c/o Blue Hawk Management, LLC
 604 State Highway 78 N., Suite 103, #30
 Farmersville, Texas 75442.
5. 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.
6. The Association's Dedicatory Instruments are Available to Members Online at:
www.gotomyhoa.com.

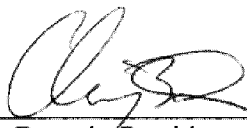
7. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

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	\$1,000.00 per Lot for the initial acquisition, and \$500.00 per Lot upon each subsequent transfer of record title thereafter.

Executed on this 12th day of August, 2024.

Heritage Ranch (Sherman) HOA, 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 §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 12th day of August, 2024 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Heritage Ranch (Sherman) HOA, 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

