

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

Instrument Number: 2025 - 23475

ERecordings-RP

Recorded On: September 10, 2025 02:46 PM

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: 23475
Receipt Number: 20250910000115
Recorded Date/Time: September 10, 2025 02:46 PM
User: Crystal T
Station: CLERK06

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
DENISON ROSE HILL HOMEOWNERS
ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

The undersigned, being the Managing Agent for Denison Rose Hill 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 Rose Hill Addition.
2. Name of Association:
The name of the Association is Denison Rose Hill Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Rose Hill Addition; Document #2023-73, filed 4/18/2023; in the Real Property Plat Records of Grayson County, Texas.
 - b) Rose Hill Addition, Amending Plat; Document #2023-163, filed 8/10/2023; in the Real Property Plat Records of Grayson County, Texas.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Rose Hill. Recorded in the Official Property Records of Grayson County, Texas as Instrument No. 2024-2829 on 02/01/2024.
 - b) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Rose Hill. Recorded in the Official Property Records of Grayson County, Texas as Instrument No. 2024-6016 on 03/06/2024.
5. Name and Mailing Address of the Association:
Denison Rose Hill Homeowners 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:

Address: Chris Broach
 c/ o Blue Hawk Management, LLC.
 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.gotomxhoa.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

Executed on this 10th day of September, 2025.

**DENISON ROSE HILL HOMEOWNERS
 ASSOCIATION, INC.**

By: Blue Hawk Management, LLC, Managing Agent

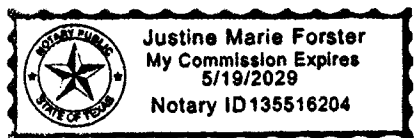

 Chris Broach, President

"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 §
 §
 COUNTY OF Grayson §

BEFORE ME, the undersigned notary public, on this 10 day of September, 2025 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Denison Rose Hill 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.



Justine M. Forster
 Notary Public in and for the State of Texas