

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 January 1, 2025 by Preserve at Union Valley Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Preserve at Union Valley has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Preserve at Union Valley filed of record on or about March 2, 2018 (the "Declaration") and recorded at Instrument No. 2018-02863 in the Real Property Records of Hunt County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Preserve at Union Valley.

WHEREAS, the Association was duly formed on November 23, 2021, as Preserve at Union Valley Homeowners 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 The Preserve at Union Valley.
2. Name of the Association. The name of the Association is Preserve at Union Valley Homeowners Association, Inc. and is located at Hunt County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
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 Hunt County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about March 2, 2018 (the "Declaration") recorded at Instrument No. 2018-02863 in the Real Property Records of Hunt County, Texas; and thereafter amended in the Assignment of Assumption of Developer's Rights and Amendment to the Declaration of Restrictions for the Preserve at Union Valley at Instrument No. 2021-19003, and the Second Amended Declaration of Covenants, Conditions, and Restrictions for The Preserve at Union Valley at Instrument No. 2021-26555; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:


4Sight Property Management
4760 Preston Rd, Suite 244-238
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.
7. Website for the Association. The website for the Association is <https://unionvalley@4sightpm.com>
8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175. The working capital contribution is \$400.

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

ASSOCIATION:

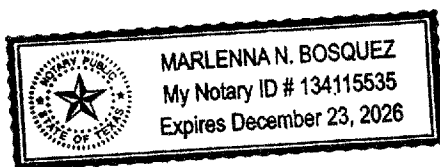
Preserve at Union Valley Homeowners Association, Inc., a Texas non-profit corporation

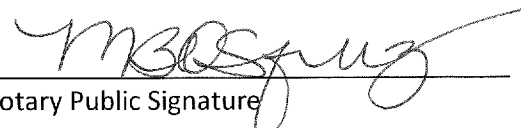
By: 
Authorized Representative for
Preserve at Union Valley Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF HUNT §

This instrument was acknowledged before me on this 9th day of December, 2024 by Todd Gschwend, Authorized Representative for Preserve at Union Valley Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

**THE STATE OF TEXAS
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the
date and time stamped hereon by me and was duly
RECORDED in the Records of Hunt County, Texas

2024-24225

12/19/2024 09:19:48 AM



A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk
Hunt, TX