

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
**MOCKINGBIRD HEIGHTS MIDLOTHIAN
HOMEOWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned, being the Managing Agent for Mockingbird Heights Midlothian 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 Mockingbird Heights.
2. Name of Association: The name of the Association is Mockingbird Heights Midlothian Homeowners' Association, Inc.
3. Recording Data for the Subdivision:

Mockingbird HeightsInstrument #2331230 - filed 10/19/2023
4. Recording Data for the Declaration:*
 - a. Declaration of Covenants, Conditions and Restrictions for Mockingbird Heights, City of Midlothian, Ellis County, Texas, filed for record as Instrument #2333381 on the 9th day of November 2023, in the Real Property Records of Ellis County, Texas.
5. Name and Mailing Address of the Association:

Mockingbird Heights Midlothian
Homeowners' Association
c/o Blue Hawk Management, LLC
604 State Highway 78 N., Suite 103, #30
Farmersville, Texas 75442.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2403402 FILING DATE/TIME: February 6, 2024 at 9:38 AM

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:
7. The Association's Dedicatory Instruments are Available to Members Online at:
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
Working Capital Contribution	\$500.00

Executed on this 1st day of February, 2024.

**MOCKINGBIRD HEIGHTS MIDLOTHIAN
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

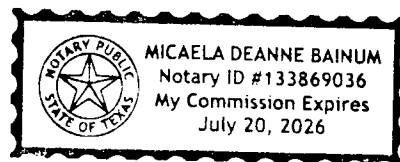
title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
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COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 1st day of FEBRUARY 2024 personally appeared Chris Broach, President of Blue Hawk Management, L.L.C. Managing Agent for Mockingbird Heights Midlothian 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.



Notary Public in and for the State of Texas



FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2403402 on February 6, 2024 at 9:38 AM

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS

