

**MANAGEMENT CERTIFICATE FOR
BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.**

The undersigned hereby provides the following information as required by Texas Property Code Section 209.004.

1. The name of the subdivision is Bozman Farm Estates.
2. The name of the association is Bozman Farm Estates Master Association, Inc.
3. The recording data for the subdivision is:
 - a. Final Plat for Bozman Farm Estates, Phase 1A, filed on April 12, 2004 as Document No. 20040412000507650 in the Official Public Records of Collin County, Texas;
 - b. Final Plat for Bozman Farm Estates, Phase 1B, filed on September 9, 2005 as Document No. 20050909001266990 in the Official Public Records of Collin County, Texas;
 - c. Replat for Lot 16R, being a replat of Lots 16 and 17, Block A Bozman Farm Estates, Phase 1B, filed on March 16, 2006 as Document No. 20060316010000980 in the Official Public Records of Collin County, Texas;
 - d. Final Plat for Bozman Farm Estates, Phase 1C, filed on May 25, 2006 as Document No. 20060525010002270 in the Official Public Records of Collin County, Texas;
 - e. Final Plat for Lot 16R, being a replat of Lots 15 and 16, Block F Bozman Farm Estates, Phase 1A, filed on January 5, 2011 as Document No. 20110105010000030 in the Official Public Records of Collin County, Texas;
 - f. Final Plat for Bozman Farm Estates, Phase 2, filed on January 31, 2012 as Document No. 20120131010000250 in the Official Public Records of Collin County, Texas;
 - g. Final Plat for Bozman Farm Estates, Phase 3, filed on March 11, 2015 as Document No. 20150311010000860 in the Official Public Records of Collin County, Texas;
 - h. Final Plat for Bozman Farm Estates, Phase 4, filed on February 8, 2016 as Document No. 20160218010000740 in the Official Public Records of Collin County, Texas;
 - i. Final Plat for Bozman Farm Estates, Phase 5A, filed on February 24, 2017 as Document No. 20170206000167090 in the Official Public Records of Collin County, Texas;
 - j. Final Plat for Bozman Farm Estates, Phase 5B, filed on January 11, 2018 as Document No. 20180111010000180 in the Official Public Records of Collin County, Texas;
 - k. Final Plat for Bozman Farm Estates, Phase 6, filed on September 26, 2018 as Document No. 20180926010004530 in the Official Public Records of Collin County, Texas;

l. Final Plat for Bozman Farm Estates, Phase 7, filed on November 19, 2019 as Document No. 20191119010004980 in the Official Public Records of Collin County, Texas;

4. The Declaration was recorded on June 15, 2004 as Document No. 20040615000877470, Real Property Records, Collin County, Texas.

Amendments to the Declaration were recorded as follows:

a. First Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on June 23, 2005 as Document No. 20050623000839760, Real Property Records, Collin County, Texas;

b. Second Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on June 26, 2008 as Document No. 20080626000780270, Real Property Records, Collin County, Texas;

c. Amendment to Master Declaration of Covenants Conditions and Restrictions for Bozman Farm Estates filed on May 31, 2011 as Document No. 20110531000555740, Real Property Records, Collin County, Texas;

d. Second Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on April 15, 2015 as Document No. 20150415000425150, Real Property Records, Collin County, Texas;

e. First Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates filed on April 16, 2015 as Document No. 20150416000426040, Real Property Records, Collin County, Texas;

f. Third Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on March 8, 2016 as Document No. 20160308000277520, Real Property Records, Collin County, Texas;

g. Fourth Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on March 28, 2017 as Document No. 20170328000394060, Real Property Records, Collin County, Texas;

h. Fifth Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on December 15, 2017 as Document No. 20171215001658120, Real Property Records, Collin County, Texas;

i. Sixth Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on October 2, 2018 as Document No. 20181002001236620, Real Property Records, Collin County, Texas;

j. Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates filed on August 5, 2019 as Document No. 20190805000933610, Real Property Records, Collin County, Texas;

k. Seventh Supplementary Declaration of Master Covenants, Conditions and Restrictions for Bozman Farm Estates filed on October 18, 2019 as Document No. 20191018001313970, Real Property Records, Collin County, Texas.

5. The name and mailing address of the association is Bozman Farm Estates Master Association, Inc., c/o Guardian Association Management, LLC, 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

6. The name, mailing address, telephone number, and e-mail address of the person managing the association is David Garrett; Guardian Association Management, LLC; 972-458-2200; guardian@guardianam.com; 12700 Hillcrest Road, Suite 234, Dallas, Texas 75230.

7. The website address of the internet website on which the association's dedicatory instruments are available is www.BozmanFarmsHOA.org.

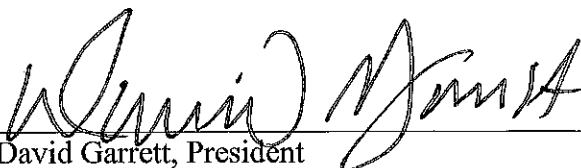
8. The amount and description of the fee(s) charged by the association relating to a property transfer in the subdivision include: resale certificate package - \$375; amendment to resale certificate - \$75; inspection fee - \$150; transfer fee - \$275; bank owned property package - \$250; tiered rush fee - \$25 - \$150; lender questionnaire fee - \$175 - \$275; statement of account fee \$50 - \$100; TREC form update - \$50 - \$75; CD delivery fee - \$30; credit card payment convenience fee - \$6; shipping fee - up to \$45.

9. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.

EXECUTED this 9 day of September 2021.

By: Guardian Association Management, LLC, Managing Agent


David Garrett, President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9th day of September 2021, by David Garrett, President of Guardian Association Management, LLC, Managing Agent of Bozman Farm Estates Master Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Traci Rothermund
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Julie E. Blend/Dealey Blend PC
3300 Oak Lawn Ave., Suite 403B
Dallas, Texas 75219

