

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
FORESTBROOK ESTATES HOMEOWNERS  
ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                     §  
COUNTY OF LAMAR     §

The undersigned, being the Managing Agent for Forestbrook Estates 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 Forestbrook Estates.
2. Name of Association:  
The name of the Association is Forestbrook Estates Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a) Forestbrook Estates Final Plat, Phase One #203288-2023, Envelope 526A, filed 8/29/2025.
4. Recording Data for the Declaration:
  - a) Declaration of Covenants, Conditions and Restrictions for Forestbrook Estates. Recorded in the Property Records of Lamar County, Texas as Document No. 226024-2025 on 8/29/2025.
5. Name and Mailing Address of the Association:  
Forestbrook Estates 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: [con@hs/forestbrook.com](mailto:con@hs/forestbrook.com)

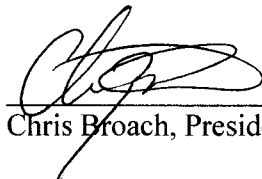
7. The Association's Dedicatory Instruments are Available to Members Online at:  
[www.forestbrook.com](http://www.forestbrook.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

| Description                                            | Fee      |
|--------------------------------------------------------|----------|
| Resale Certificate Fee                                 | \$375.00 |
| Resale Certificate Update Fee                          | \$75.00  |
| Refinance Fee                                          | \$150.00 |
| Transfer of Account Fee                                | \$100.00 |
| Working Capital Contribution<br>(Class A members only) | \$375.00 |

Executed on this 9<sup>th</sup> day of September, 2025.

**FORESTBROOK ESTATES HOMEOWNERS  
ASSOCIATION, INC.**

By: Blue Hawk Management, LLC, Managing Agent

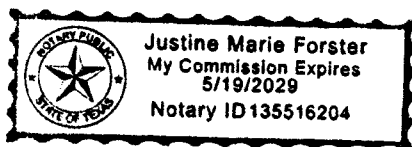


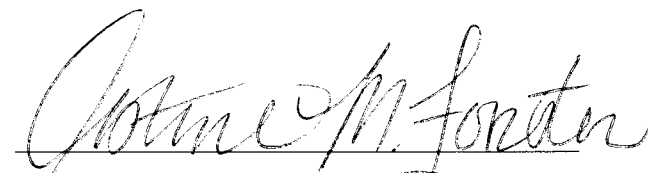
Chris Broach, President

"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 Lamar §

BEFORE ME, the undersigned notary public, on this 9 day of September, 2025 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Forestbrook Estates 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