

Denton County
Juli Luke
County Clerk

Instrument Number: 113616

ERecordings-RP

NOTICE

Recorded On: October 20, 2023 04:20 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 113616
Receipt Number: 20231020000615
Recorded Date/Time: October 20, 2023 04:20 PM
User: Sarah N
Station: Station 35

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
FOWLER FARMS HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, being the Managing Agent for Fowler Farms Homeowners Association, 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 Fowler Farms.
2. Name of Association: The name of the Association is Fowler Farms Homeowners Association.
3. Recording Data for the Subdivision:
 - a. Lots 1 through 33 in Block A; Lots 1 through 17 in Block B; Lots 1 through 17 in Block C; Lots 1 through 24 and 26 through 37 in Block D; Lots 1 through 20 in Block E; Lots 1 through 12 in Block F; Lots 1 through 12 in Block G; Lots 1 through 12 in Block H; Lots 1 through 6 in Block I; and Lots 1 through 10 in Block J; Fowler Farms, a subdivision in Denton County, Texas, according to the map or plat thereof recorded in Document No. 2019-216 in the Official Plat Records of Denton County, Texas.
4. Recording Data for the Declaration:
 - a. Declaration of Covenants, Conditions and Restrictions for Fowler Farms recorded in Denton County Clerk's File No. 2019-90583.
 - b. First Amendment to Declaration; No. 90583
 - c. Community Manual; No. 94147
 - d. Contract for Services Bidding & RFP Policy; No. 176921
 - e. Security Measures Policy; No. 176920
 - f. Collection Policy; No. 176925
 - g. Swimming Pool Enclosures Policy; No. 176923
 - h. Architectural Review Committee Policy; No. 176916
 - i. Religious Displays Policy; No. 176917
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Fowler Farms Homeowners Association. c/o Blue Hawk Management, LLC, 604 State Highway 78 N., Suite 103, #30, Farmersville, Texas 75442.

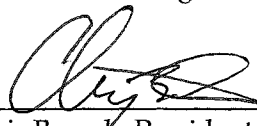
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management, LLC. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: emailus@bluehawkmgmt.net.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.gotomyhoa.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	\$ 75.00
Capitalization Fee (See Article VI, Section 6.4.2 of Declaration)	Each Owner of a Lot purchased from a party other than the Declarant or a Homebuilder (" Resale Owner ") will pay a one-time working capital assessment (the " Resale Working Capital Assessment ") to the Association in an amount equal to one-half (1/2) of the annual Regular Assessments or such other amount set forth in a Recorded written notice, signed by the Declarant or a duly authorized officer of the Association.

Executed on this 20th day of October, 2023.

**FOWLER FARMS
HOMEOWNERS
ASSOCIATION**

By: Blue Hawk Management, LLC, Managing Agent

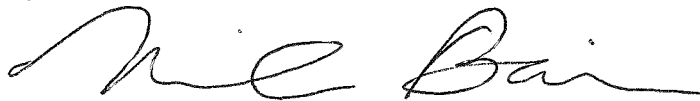

Chris Broach, President

*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 Collin §

BEFORE ME, the undersigned notary public, on this 20th day of October, 2023 personally appeared Chris Broach, President of Blue Hawk Management, LLC, Managing Agent for Fowler Farms Homeowners Association., 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

