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 March 17, 2026 by Hopkins Meadow Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Hopkins Meadow Homeowners Association, Inc. has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Hopkins Meadow Homeowners Association, Inc. filed of record on or about 10/25/2018 (the "Declaration") and recorded at Instrument #126023 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Hopkins Meadow Homeowners Association, Inc.

WHEREAS, the Association was duly formed on October 23, 2018, as Hopkins Meadow 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 209.004 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 Hopkins Meadow Homeowners Association, Inc.

2. Name of the Association. The name of the Association is the Hopkins Meadow Homeowners Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is c/o Proper HOA Management, LLC, 1202 Richardson Drive, Suite 200, Richardson, TX 75080.

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 Denton County Clerk's office.

4. Recording Data for the Declaration. The Declaration for the Association was filed on or about 10/25/2018 (the "Declaration") recorded at Instrument #126023 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

5. The Name and Mailing Address of Association.

Hopkins Meadow Homeowners Association, Inc.
c/o Proper HOA Management, LLC
1202 Richardson Drive, Suite 200
Richardson, TX 75080

6. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Proper HOA Management, LLC
1202 Richardson Drive, Suite 200
Richardson, TX 75080

7. Manager of the Association. The telephone number for the manager of the Association is 214-378-1112 and the email address for the Association is customercare@properhoamanage.com.

8. Website for the Association. The website for the Association is https://properhoamgmt.appfolio.com/oportal/users/log_in.

9. Resale Certificates: Resale Certificates may be requested by contacting Proper HOA Management, LLC at resale@properhoamanage.com or by visiting https://www.homewisedocs.com/.

a. The cost of a Resale Certificate is $375.00.
    i. Rush Resale- 1 Business Day: $350.00, in addition to Resale Fee;
    ii. Rush Resale- 3 Business Days: $275.00, in addition to Resale Fee; and
    iii. Rush Resale- 5 Business Days: $150.00, in addition Resale Fee.
b. Property Transfer Fees Associated with the Transfer of Property within the Community: $400.00
c. Compliance Inspection Fee (if requested): $120.00
d. Working Capital Fee: $300.00 Capital Contribution

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

ASSOCIATION:
Hopkins Meadow Homeowners Association, Inc., a Texas non-profit corporation

By: _____
Casey Meyers,
Authorized Representative for
Hopkins Meadow Homeowners Association, Inc.

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on this 25 day of March, 2026 by Casey Meyers, Authorized Representative for Hopkins Meadow Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

CAROLYN CLAUSEN
Notary Public, State of Texas
Comm. Expires 10-31-2027
Notary ID 134627965

Notary Public in and for the State of Texas