

COUNTRY BROOK HOMEOWNERS ASSOCIATION, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Country Brook Homeowners Association, Inc.

1. The name of the subdivision is: Country Brook
2. The name of the Association is: Country Brook Homeowners Association, Inc.
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Country Brook, Section One, filed for record and recorded on April 23, 2018, as Instrument No. 20180423000475960 at Volume 76065, Page 0360 *et seq.* of the Official Public Records of Dallas County, Texas.
5. The name and mailing address of the Association: Country Brook Homeowners Association, Inc. P.O. Box 301, Addison, Texas 75001.
6. The name and mailing address of the designated representative of the Association: Frank E Sands, CPA, Sands, Gilliland & Company PC, 400 Chisholm Place, Suite 213, Plano, Texas 75075-6908, Telephone Number: 972-516-4868, Email Address: Hoa@countrybrookresidents.com
7. The website address of the Association: www.countrybrookresidents.com
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

- Resale Certificate/Transfer Fee: \$250.00
9. Other information the Association considers appropriate: 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.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer of the Association on the 7 day of August 2023.

**COUNTRY BROOK HOMEOWNERS
ASSOCIATION, INC.**

By: _____

_____, President

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on this 7 day of August, 2023, by James Emmitt T. Husl the President of Country Brook Homeowners Association, Inc., a Texas property owners association, on behalf of said Texas property owners association.

Notary Public in and for the State of Texas

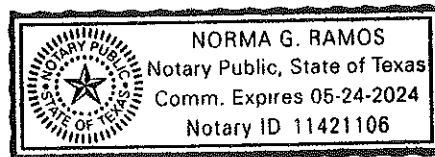


Exhibit "A"

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Country Brook, Section One, filed for record and recorded on April 23, 2018, as Instrument No. 20180423000475960 of the Official Public Records of Collin County, Texas.
2. Amended and Restated Bylaws of Country Brook Homeowners Association, Inc., filed for record and recorded on April 23, 2018, as Instrument No. 20180423000475970 of the Official Public Records of Collin County, Texas.
3. Notice of Filing of Dedicatory Instruments for Country Brook Homeowners Association, Inc. (which contains (i) Payment Plans and Collection Policy, (ii) Books and Records Policy, (iii) Roofing Materials Policy, and (iv) Rainwater Collection Devices Policy, filed for record and recorded on August 17, 2012, as Instrument No. 20120917001163160 of the Official Public Records of Collin County, Texas.