

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 January 1, 2023 by the DeBerry Estates Homeowners Association Inc, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for DeBerry Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for DeBerry Estates filed of record on or about December 22, 2016 (the "Declaration") and recorded in the Property Records of Collin County, Texas as Document 20161222001739170, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of DeBerry Estates.

WHEREAS, the Association was duly formed on October 26, 2016, as DeBerry Estate 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 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 DeBerry Estates.
2. Name of the Association. The name of the Association is DeBerry Estates Homeowners Association, Inc. and is located at Collin County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
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 Collin County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about December 22, 2016 (the "Declaration") recorded at recorded in the Property Records of Collin County, Texas as Document 20161222001739170; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

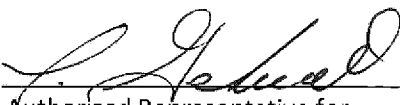
4Sight Property Management
4760 Preston Rd, Suite 244-238
Frisco, TX 75034

6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.
7. Website for the Association. The website for the Association is <https://deberryestates.4sightpm.com/>
8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

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

ASSOCIATION:

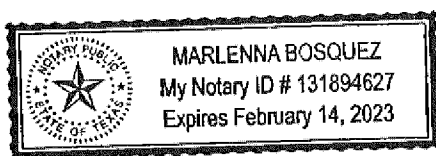
DeBerry Estates Homeowners Association, Inc., a Texas non-profit corporation

By: 
Authorized Representative for
DeBerry Estates Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on this 14th day of December, 2022 by Todd Geschwend, Authorized Representative for DeBerry Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2022000178850

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 20, 2022 01:30 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 2022000178850
Receipt Number: 20221220000129
Recorded Date/Time: December 20, 2022 01:30 PM
User: Kristen M
Station: Workstation cck028

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX