

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
PARK PLACE AT ANNA  
HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF COLLIN       §

The undersigned, being the Managing Agent for Park Place at Anna 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 Park Place at Anna Homeowners Association, Inc.
2. Name of Association: The name of the Association is Park Place at Anna Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Lot 1-13, Lot 1x, and Lot 13x, Block 1, Lots 1-27, Block 2, Lots 1-27, and Lot 1x, Block 3, and Lots 1-6, Block 4, Park Place at Anna, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2019, Page 155 of the Map Records of Collins County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Lots 1-25 and Lot 25x, Block 5, Lots 1-23 and Lot 23x, Block 6, Lots 1-21, Lots 25-32, Lots 32x, Block 7 at Park Place at Anna Phase 2, a subdivision in Collin County, Texas according to the map or plat thereof recorded in Volume 2021, Page 767 of the Map Records of Collins County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Park Place at Anna Homeowners Association, Inc.
    - (2) First Amendment to Declaration of Covenants, Conditions and Restrictions for Park Place at Anna Phase I
  - b. Recording Information:

- (1) Collin County Clerk's File No. 20190909001106440.
- (2) Collin County Clerk's File No. 20201214002246330

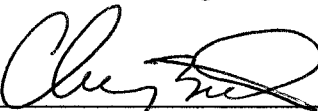
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Park Place at Anna Homeowners Association, Inc. c/o Blue Hawk Management, 604 State Highway 78 N., Suite 103, #30, Farmersville, Texas 75442.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Chris Broach c/o Blue Hawk Management. Address: 604 State Highway 78 N., Suite 103, #30. Phone No.: 972.674.3791. Email Address: [emailus@bluehawkmgmt.net](mailto:emailus@bluehawkmgmt.net).
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.gotomyhoa.com](http://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	\$120.00
Transfer of Account Fee	\$ 75.00
Capitalization Fee (See Article VI, Section 6.03 of Declaration)	An owner, upon acquisition of record title to a lot other than the Declarant, or a Builder (as those terms are defined in the Declaration) may pay a Capitalization Fee (named Special Assessment). A transferee, upon transfer of title from one owner to another may pay a Capitalization Fee. The Capitalization Fee amount must be confirmed with the Association.

Executed on this 18<sup>th</sup> day of January, 2023.

**PARK PLACE AT ANNA  
HOMEOWNERS  
ASSOCIATION, INC.**

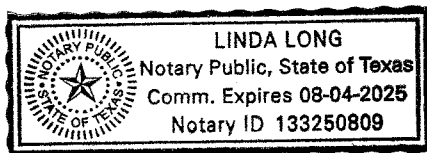
By: Blue Hawk Management, Managing Agent


  
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 18<sup>th</sup> day of January, 2023 personally appeared Chris Broach, President of Blue Hawk Management, Managing Agent for Park Place at Anna 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

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000007776

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 25, 2023 04:10 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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\*\*\*\*\* 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: 2023000007776  
Receipt Number: 20230125000199  
Recorded Date/Time: January 25, 2023 04:10 PM  
User: Amanda J  
Station: Station 9

**Record and Return To:**

CSC



**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