

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
COMMUNITY ASSOCIATION OF BROADMOOR ESTATES**

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned, being the Managing Agent for Community Association of Broadmoor Estates, 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 Broadmoor Estates.
2. Name of Association: The name of the Association is Community Association of Broadmoor Estates.
3. Recording Data for the Subdivision:
 - a. Broadmoor Estates, Phase One (1), a subdivision in Ellis County, Texas according to the map or plat thereof recorded in Cabinet L, Pages 144-147 of the Plat Records of Ellis County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Property described by metes and bounds on Exhibit "A" attached to the "First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Broadmoor Estates (Phase 2)" recorded in the Official Public Records of Real Property of Ellis County, Texas under Clerk's File No. 2401344 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Broadmoor Estates.
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Broadmoor Estates.
 - (3) First Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Broadmoor Estates (Phase 2).

b. Recording Information:

- (1) Ellis County Clerk's File No. 2151448.
- (2) Ellis County Clerk's File No. 2423880.
- (3) Ellis County Clerk's File No. 2401344.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Community Association of Broadmoor Estates c/o Singer Association Management, Inc., P.O. Box 142033, Irving, Texas 75014-2033.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Singer Association Management, Inc. Conveyance Department. Address: P.O. Box 142033, Irving, Texas 75014-2033. Phone No.: 972.402.8352. Email Address: support@singermanagement.com.
- 7. The Association's Dedicatory Instruments are Available to Members Online at: www.singermanagement.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	\$ 70.00
Singer Transfer Fee	\$ 250.00
Payoff Statement of Account	\$ 70.00
Rush Fee	\$ 55.00 - \$110.00
Acquisition Assessment Fee [Declaration Article X, Section 10.4]	At the time of closing, the new owner excluding Builder (as that term is defined in the Declaration) shall pay an Acquisition Fee in the amount of \$300.00. Some exemptions may apply.

Executed on this 2nd day of April, 2025.

**COMMUNITY ASSOCIATION OF
BROADMOOR ESTATES**

By: Singer Association Management, Inc.,
Managing Agent

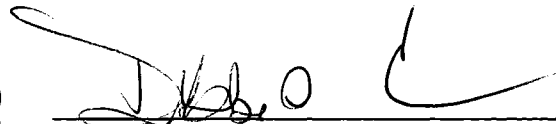
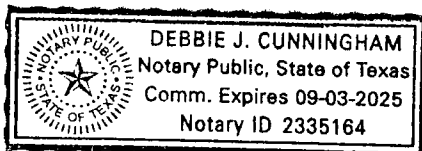


Tia K. Singer, President

*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 DALLAS §

BEFORE ME, the undersigned notary public, on this 2nd day of April, 2025 personally appeared Tia K. Singer, President of Singer Association Management, Inc., Managing Agent for Community Association of Broadmoor Estates, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.


Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS

