

Document No. 2024-006065

MANAGEMENT CERTIFICATE

Parties: HUNTER ESTATES HOMEOWNERS ASSOCIATION, INC
to
HUNTER ESTATES PHASE 1

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

On: 07/15/2024 at 04:02 PM

Document Number: 2024-006065

Receipt No.: 2024169919

Amount: \$ 29.00

By: sleath
Susan Strickland, County Clerk
Van Zandt County, Texas

3 Pages

DO NOT REMOVE THIS PAGE – IT IS A PART OF THIS INSTRUMENT



STATE OF TEXAS
COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Van Zandt County.

Susan Strickland, County Clerk

Record and Return To:

4SIGHT PROPERTY MANAGEMENT
4760 PRESTON TD
STE 244 PMB 238
FRISCO, TX 75034



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 July 1, 2024 by Hunter Estates Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Hunter Estates Phase 1 has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Hunter Estates Phase 1 filed of record on or about September 13, 2004 (the "Declaration") and recorded at Volume 1968, Page 423 as Document No. 00010252 in the Real Property Records of Van Zandt County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Hunter Estates Phase 1.

WHEREAS, the Association was duly formed on November 15, 2022, as Hunter Estates 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 Hunter Estates Phase 1.
2. Name of the Association. The name of the Association is Hunter Estates Homeowners Association, Inc. and is located at Van Zandt 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 Van Zandt County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association ("Declaration") was recorded under Instrument No. 00010252; Instrument No. 2010-003365; Instrument No. 1029-000306; and Instrument No. 2023-000379 in the Real Property Records of Van Zandt County, Texas; 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 hunterestates.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:

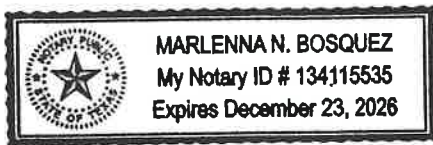
Hunter Estates Homeowners Association, Inc., a Texas non-profit corporation

By: Todd Gschwend
Authorized Representative for
Hunter Estates Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF VAN ZANDT §

This instrument was acknowledged before me on this 17th day of June, 2024 by Todd Gschwend, Authorized Representative for Hunter Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



MBosquez
Notary Public Signature