

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 August 1, 2023 by Estates of River Ridge Homeowners Association, Inc., a Texas non-profit corporation (the “Association”).

WITNESSETH:

WHEREAS, the Declarant for Estates of River Ridge has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Estates of River Ridge filed of record on or about May 16, 1994 (the “Declaration”) and recorded at Instrument D194116448 in the Real Property Records of Tarrant County, Texas, which Declaration is incorporated herein for all purposes.

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

WHEREAS, the Association was duly formed on May 24, 1994 as Estates of River Ridge 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:

- Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Estates of River Ridge.
- Name of the Association. The name of the Association is Estates of River Ridge Homeowners Association, Inc. and is located at Tarrant County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
- 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 Tarrant County Clerk's office.
- Recording Data for the Declaration. The Declaration for the Association was filed on or about May 16, 1994 (the “Declaration”) and recorded at Instrument D194116448 in the Real Property Records of Tarrant County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
- 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
- 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](mailto:HOAinformation@4SightPM.com).

7. Website for the Association. The website for the Association is www.estatesofriverridge.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:

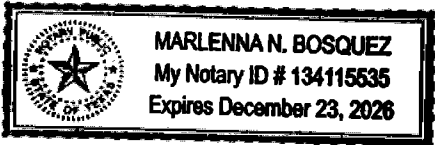
Estates of River Ridge Homeowners Association, Inc., a Texas non-profit corporation

By: [Signature]  
Authorized Representative for  
Estates of River Ridge Homeowners Association, Inc.

THE STATE OF TEXAS           §  
COUNTY OF TARRANT       §

This instrument was acknowledged before me on this 2nd day of October, 2023 by Todd Gschwend, Authorized Representative for Estates of River Ridge Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



[Signature]  
Notary Public Signature