

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2023-0026124

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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
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STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

SANTA FE TITLE LLC
5763 S STATE HIGHWAY 205, SUITE 102B
ROCKWALL, TX 75032



STATE OF TEXAS

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COUNTY OF KAUFMAN

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**PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE FOR
RIVER RIDGE HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of RIVER RIDGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of River Ridge Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

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 the subject of the Declaration is River Ridge Addition Phase 2A, 2B and 2C.
2. **Name and Mailing Address of the Association.** The name of the Association is River Ridge Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.
3. **Recording Data for the Subdivision.** The recording data for the River Ridge Homeowners Association, Inc., an addition to the City of Crandall, Kaufman County, Texas, according to the map or plat thereof recorded in Instrument No. 2018-0008196 for Phase 2A, Instrument No. 2020-0027208 for Phase 2B, and recorded in Instrument No. 2021-0032602 for Phase 2C, Official Public Records, Kaufman County, Texas.
4. **Recording Data for the Declaration.** The recording data for the Declaration applicable to the Subdivision Development is as follows: Declaration of Covenants, Conditions & Restrictions for River Ridge Homeowners Association, Inc., recorded in Instrument No. 2018-0012080, and in the Second Supplemental and Amended Covenants, Condition and Restrictions for River Ridge Addition Phase 2A, 2B, in Instrument No. 2022-0000968, Official Public Records, Kaufman County, Texas and Phase 2A,2B and 2C in Instrument No. 2022-0000969, Official Public Records, Kaufman County, Texas.
5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at www.portal.gulfppm.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$150.00-\$300.00
Rush Fee (<i>within 24 hours</i>)	\$75.00
Resale Certificate Update Fee	\$75.00
Working Capital	\$300.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

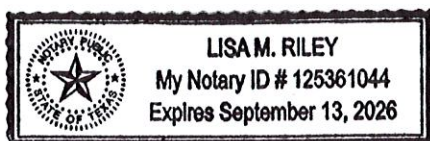
**RIVER RIDGE HOMEOWNERS
ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Gulf Professional Property
Management, Inc., Managing Agent

By: Charles Lamb
Charles Lamb, President

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 14 day of September, 2023 by Charles Lamb, President with Gulf Professional Property Management, Inc., the Managing Agent of River Ridge Homeowners Association, Inc., a Texas non-profit corporation.



[Signature]
Notary Public, State of Texas