

**WESTRIDGE EAGLES NEST OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE**

As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

- 1. NAME OF PROPERTY OWNERS ASSOCIATION:** Westridge Eagles Nest Owners Association
- 2. NAME OF SUBDIVISION:** Eagles Nest At Westridge
- 3. RECORDING DATA FOR SUBDIVISION:** Eagles Nest at Westridge is a phased addition to the City of McKinney, Texas, according to the plats thereof recorded in the Plat Records of Collin County, Texas, including the following:
 - Phase 1-A, recorded January 29, 2003, as Doc. No. 2003-0018064, in Cabinet O, Page 377
 - Phase 1-B, recorded January 29, 2003, as Doc. No. 2003-0018063, in Cabinet O, Page 375
 - Phase 1C & 3, recorded May 22, 2003, as Doc. No. 2003-0095256, in Cabinet O, Page 572
 - Phase 2, recorded March 26, 2003, as Doc. No. 2003-0054413, in Cabinet O, Page 453
 - Phase 4, recorded May 28, 2004, as Doc. No. 2004-0078315, in Cabinet P, Page 682
 - Amenity Center, recorded April 16, 2003, as Doc. No. 2003-0069222, in cabinet O, Page 494
- 4. NOTICE OF MARTHA'S VINEYARD:** Phases 1C & 3 of Eagles Nest at Westridge are called "Martha's Vineyard" to emphasize the Cape Cod styling of the exteriors. In spite of the marketing name and the sign at the entrance to that neighborhood, the homes in "Martha's Vineyard" are legally platted as phases of Eagles Nest at Westridge.
- 5. TWO PROPERTY OWNERS ASSOCIATION:** Each owner of a lot in Eagles Nest at Westridge is a member of the following two mandatory property owners associations:
 - Westridge Eagles Nest Owners Association, Inc. which derives its authority from the Eagles Nest Declaration described in Paragraph 5 below, and which is commonly known as "Eagle's Nest/Martha's Vineyard HOA."
 - Westridge Residential Association. Inc., which derives its authority from the Master Declaration described in Paragraph 6 below, and which is commonly known as the "Westridge Master Association."
- 6. RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in Eagles Nest at Westridge are subject to the Declaration of Covenants, Conditions & Restrictions for Eagles Nest at Westridge, recorded February 4, 2003, as Document No. 2003-0022083, in Volume 5349, Page 005838, Real Property Records, Collin County, Texas, as supplemented and amended from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:

- Amendment of Annexation (Amenity Center, Phase 1C&3, Phase 2), recorded July 16, 2003, as Doc. No. 2003-0135528, in Volume 5460, Page 006219
 - Amendment of Annexation of Phase 4, recorded May 24, 2004, as Doc. No. 20040075858, in Volume 5675, Page 03939
7. **MASTER DECLARATION INFORMATION:** In addition to the Eagles Nest Declaration described in Paragraph 5, lots in Eagles Nest at Westridge are also subject to the Master Declaration of Covenants, Conditions and Restrictions for Westridge Community of McKinney, recorded on January 22, 2002 as Document No. 2002-0011025, in Volume 05089, Page 03427, Real Property Records, Collin County, Texas, as it may be corrected, amended, and supplemented from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "Eagles Nest at Westridge", a Subdivision within Westridge Community of McKinney, recorded January 22, 2002, as Document No. 2002-0011027, in Volume 05089, Page 3514.
 - First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded May 16, 2002, as Document No. 2002-0070641.
 - First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Summit at Westridge", a Subdivision within Westridge Community of McKinney, recorded September 19, 2002, as Document No. 2002-01348360.
 - First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways at Westridge", a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded September 19, 2002, as Document No. 2002-01348370.
 - First Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Eagles Nest at Westridge", a Subdivision within Westridge Community of McKinney, recorded on January 27, 2003, as Document No. 2003-0015934, in Volume 5343, Page 005023.
 - First Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded on January 27, 2003, as Document No. 2003-0015935.
 - Second Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded on April 30, 2003, as Document No. 2003-0078979.

- Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions, recorded February 05, 2004, as Document No. 2004-00168970.
- First Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions recorded May 17, 2004, as Document No. 2004-00716350.
- Re-Recording of First Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions (Refiled to Include Exhibit "B-1") recorded September 20, 2004, as Document No. 2004-0138486.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways North at Westridge" a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded on February 22, 2005, as Document No. 2005-0021962.
- Declaration of Annexation of Parcel 11B03, recorded November 08, 2005, as Document No. 2005-0158375.
- Declarant Rights Amendment to Declaration of Covenants, Conditions & Restrictions for Westridge Community of McKinney, Texas and Notice of Effect on Association Bylaws, recorded November 08, 2005, as Document No. 2005-1108001586630, in Volume 6040, Page 3447.
- Assignment and Assumption of Declarant Status and Rights Under Master Declaration for Westridge Community, recorded on November 10, 2005, as Document No. 2005-1110001598210.
- Third Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for "Winsor Meadows at Westridge", recorded April 26, 2006, as Document No. 2006-0426000556540.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways West at Westridge" a Subdivision within the Westridge Community of McKinney, Collin County, Texas, recorded March 15, 2007, as Document No. 2007-0315000354700.
- Declaration of Annexation for "Greens of Westridge", II recorded on February 29, 2008, as Document No. 2008-0229000238440.
- Second Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions Parcel 12 – The Heights at Westridge Within Westridge Community of McKinney, Collin County, Texas recorded October 01, 2007, as Document No. 2007-1001001352120.
- Amendment of Master Declaration RE: Declarant Assessments, recorded March 07, 2008, as Document No. 2008-0307000273240.

- First Supplemental Declaration of Covenants, Conditions and Restrictions for “Greens of Westridge” a Subdivision Within Westridge Community of McKinney, Collin County, Texas, recorded April 29, 2008, as Document No. 2008-0429000514290.
- Amendment of Master Declaration to Identify Neighborhoods, recorded June 03, 2008, as Document No. 2008-060300670420.
- Clarified and Restated Amendment of Master Declaration RE: Declarant Assessments, recorded on July 02, 2008, as Document No. 2008-070200810320.
- Amendment of Master Declaration to Re-Allocate Responsibility for Streetscape Maintenance and Entries, recorded on July 09, 2008, as Document No. 2008-0709000837700.

8. ASSOCIATION NAME AND MAILING ADDRESS:

Westridge Eagles Nest Owners Association, Inc.
c/o Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

9. ASSOCIATION'S MANAGING AGENT:

Margie Maxwell	
c/o Assured Association Management, Inc.	Phone: (469)-480-8000
2500 Legacy Drive, Suite 220	Fax: (469)-480-8080
Frisco, Texas 75034	Email: Info@assuredmanagement.com
Website: www.assuredmanagement.com	

10. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:

www.enmvhoa.org or www.eaglesnest.nabrnetwork.com

11. FEES CHARGED RELATING TO PROPERTY TRANSFER:

Resale Certificate:	\$375.00	Transfer Fee:	\$150.00
Resale Update Fee:	\$ 75.00	Statement of Account:	\$ 50.00
Rush Fees:	\$ 50.00 - \$100.00		

Merchant Services Fees for optional credit card payments will also be charged.

- 12. NOTICE OF TWO ASSESSMENTS & TWO LIENS:** Every lot in Eagles at Westridge is obligated for assessments to two associations - a regular assessment to the Westridge Eagles Nest Owners Association, and a regular assessment to the Westridge Residential Association, Inc. - each of which is secured by an assessment lien in favor of the respective association.

13. **UNIFIED TWO-TIER MANAGEMENT:** Section 2.04 of the Master Declaration of Covenants, Conditions and Restrictions for Westridge Community of McKinney stipulates that one management company will manage the entire Westridge Community of McKinney. Accordingly, Assured Association Management, Inc. – the company that manages the Master Association - also manages the 7 Sub-Associations in The Westridge Community of McKinney, of which Eagles Nest is one.
14. **RESALE CERTIFICATES/SUBDIVISION INFORMATION:** One benefit of unified management is that Assured issues a resale certificate containing pertinent information for both the Master Association and the Sub-Association.

DATED: August 29, 2021

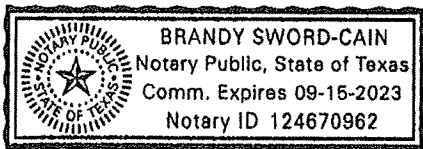
EAGLES NEST OWNERS ASSOCIATION
a Texas Nonprofit Corporation

By: Margie Maxwell
Margie Maxwell, Managing Agent

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 1 day of September, 2021, by Margie Maxwell, Managing Agent of Eagles Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:

Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/04/2021 10:08:03 AM
\$42.00 DKITZMILLER
20210904001806250

[Signature]