

**MANAGEMENT CERTIFICATE  
FOR  
MONTGOMERY RIDGE MASTER PHASE II PROPERTY ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN           §

The undersigned, being the Managing Agent of Montgomery Ridge Master Phase II Property Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1.     The name of the subdivision: Montgomery Ridge Master
2.     The name of the Association: Montgomery Ridge Master Phase II Property Association, Inc.
3.     The recording data for the subdivision: See Exhibit A.
4.     The name and mailing address of the Association:
5.                 Montgomery Ridge Master Phase II Property Association, Inc.  
                      c/o Neighborhood Management Inc  
                      1024 S Greenville Ave, Suite 230  
                      Allen, TX. 75002
6.     The name and contact information for the Managing Agent of the Association:  
                      Neighborhood Management, Inc.  
                      Beverly Coghlan  
                      1024 S. Greenville Ave, Suite 230  
                      Allen, TX 75002  
                      Phone: 972-359-1548  
                      Email Address: managementcertificate@nmitx.com
7.     Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
8.     The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

## ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**MONTGOMERY RIDGE MASTER PHASE II  
PROPERTY ASSOCIATION, INC.**  
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan  
Name: Beverly Coghlan

STATE OF TEXAS

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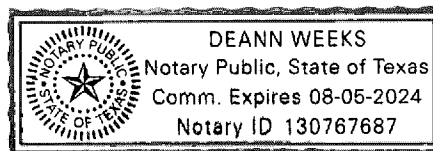
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 21<sup>st</sup> day of September, 2023, by Beverly Coghlan, Agent for the Montgomery Ridge Master Phase II Property Association, Inc. a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks  
Notary Public Signature, State of Texas



**EXHIBIT A**

<b>Document</b>	<b>Recording Information</b>
Montgomery Ridge, Phase 2 - January 27, 2017	Document No.20170127010000460
Montgomery Ridge, Phase 2A - January 27, 2017	Document No.20170127010000470
Montgomery Ridge Phase 2B - May 15, 2018	Document No. 20180515010002250
Montgomery Ridge #3 - January 03, 2019	Document No.20190103010000020
Declaration of Covenants, Conditions and Restrictions for Montgomery Ridge Master Phase II – July 14, 2016	Document No.20160714000898640
First Amendment to Declaration - January 10, 2017	Document No.20170110000043980

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000109680

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 22, 2023 04:08 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

**File Information:**

Document Number: 2023000109680  
Receipt Number: 20230922000333  
Recorded Date/Time: September 22, 2023 04:08 PM  
User: Matthew M  
Station: Station 10

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX