

## MANAGEMENT CERTIFICATE FOR RIDGEVIEW VILLAS

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Ridgeview Villas Homeowners' Association, Inc.

1. The name of the subdivision is Ridgeview Villas.
2. The name of the association is Ridgeview Villas Homeowners' Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Ridgeview Villas

Final Plat filed in Cabinet R, Page 174-175 on 11/23/2005.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Ridgeview Villas, Recorded in the Property Records of Collin County, Texas as Document #20060202000144930 on 2/2/2006.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Ridgeview Villas, Recorded in the Property Records of Collin County, Texas as Document #20070425000555170 on 4/25/2007.

5. Ridgeview Villas Homeowner's Association, in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is [closing@cinamanagement.com](mailto:closing@cinamanagement.com) and the association's website is [www.cinamanagement.com](http://www.cinamanagement.com).
7. Fees charged in connection with a property transfer in the subdivision are:
  - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
  - Working Capital: \$225.00 = 3 Months dues (every owner sale)
  - Transfer Fee: \$250
  - Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of December, 2024.

RIDGEVIEW VILLAS HOMEOWNERS' ASSOCIATION, INC.

By: CMA, its Manager

By: Karen Bradley

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2024, by Karen Bradley of CMA, Manager for Ridgeview Villas Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Lauren Ansley  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093

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

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**Instrument Number:** 2024000161440

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 02:10 PM

Number of Pages: 3

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

Total Recording: \$29.00

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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: 2024000161440  
Receipt Number: 20241230000436  
Recorded Date/Time: December 30, 2024 02:10 PM  
User: Abby H  
Station: Station 7

**Record and Return To:**

CSC



**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

