

RICHWOODS ASSOCIATION OF HOMEOWNERS, INC.

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOWN ALL MEN BY THESE PRESENTS:

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

1. The name of the subdivision is: Richwoods.
2. The name of the Association is: Richwoods Association of Homeowners, Inc.
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Declaration of Covenants, Conditions and Restrictions for Richwoods, filed for record on April 9, 2012, Instrument No. 20120409000405490, of the Official Public Records, Collin County, Texas.
 - (ii) First Amendment of Declaration of Covenants, Conditions and Restrictions for Richwoods, filed for record on November 11, 2014, Instrument No. 2014112001237930, of the Official Public Records, Collin County, Texas.
 - (iii) Declaration of Annexation of Richwoods Phases Twelve, Thirteen and Fifteen, filed for record on August 19, 2013, Instrument No. 20130819001172680, of the Official Public Records, Collin County, Texas.
 - (iv) Declaration of Annexation of Richwoods Phases Fourteen, Sixteen, Seventeen, Eighteen, Nineteen and Twenty, filed for record on March 23, 2015, Instrument No. 20150323000318200, of the Official Public Records, Collin County, Texas.
 - (v) Declaration of Annexation of Richwoods Phases Twenty-One, Twenty-Two, Twenty-Three, Twenty-Four, Twenty-Five and Twenty-Six, filed for record on September 1, 2016, Instrument No. 2016090100116700, of the Official Public Records, Collin County, Texas.
 - (vi) Declaration of Annexation of Richwoods Phases Twenty-Seven, Twenty-Eight, Eleven B and Eleven C, filed for record on December 28, 2017, Instrument No. 20171228001704500, of the Official Public Records, Collin County, Texas.
5. The name and mailing address of the Association: Richwoods Association of Homeowners, Inc., c/o Castle Group Texas, LLC., 6860 North Dallas Pkwy #200 Plano, Texas 75024, Telephone Number: (800)-337-5850, Facsimile 954-792-6928, Email Address: residentservices@castlegroup.com

6. The name and mailing address of the designated representative of the Association: Castle Group Texas, LLC., 6860 North Dallas Pkwy #200 Plano, Texas 75024, Telephone Number: (800)-337-5850, Facsimile 954-792-6928, Email Address: residentservices@castlegroup.com

Resale Certificates may be requested by going to www.castlegroup.com select Resale Documents, if you have any challenges, please contact Resident Services Team at 1-800-337-5850.

7. The website address of the Association: <https://richwoodsweb.gridsystems.net>
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

The maximum fees to be charged relating to a property transfer are:

- (i) Resale Certificate: \$360
 - (ii) Updated Resale Certificate: \$75
 - (iii) Add on Ledger: \$20
 - (iv) Statement of Account: \$200
 - (v) Lender Questionnaire: \$175
 - (vi) Custom Lender Questionnaire (fee is on top of Standard Questionnaire): \$150
 - (vii) Transfer Fee: \$220
 - (viii) CCI Report (Inspection Report) \$210
 - (ix) Rush Fee: One day rush fee \$200 and a three day rush fee for \$150
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

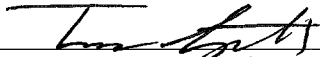
IN WITNESS WHEREOF, this Management Certificate is hereby executed by the duly authorized managing agent of the Association on the 15 day of September, 2022.

**RICHWOODS ASSOCIATION
OF HOMEOWNERS, INC.**

By: Nicole Carciofini
Nicole Carciofini, on behalf of the Managing
Agent for Richwoods Association of
Homeowners, Inc.

STATE OF TEXAS §
§
COUNTY OF Collin §

This instrument was acknowledged before me on this 15 day of September, 2022, by Nicole Carciofini a duly authorized representative for Castle Group, the managing agent for Richwoods Association of Homeowners, Inc., a Texas property owners association.


Notary Public in and for the State of Texas

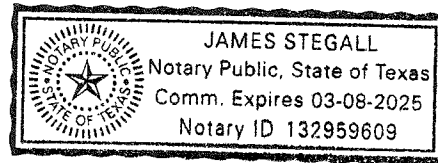


Exhibit "A"

1. Declaration of Covenants, Conditions and Restrictions for Richwoods, filed for record on April 9, 2012, Instrument No. 20120409000405490, of the Official Public Records, Collin County, Texas.
2. Declaration of Annexation of Richwoods Phases Twelve, Thirteen and Fifteen, filed for record on August 19, 2013, Instrument No. 20130819001172680, of the Official Public Records, Collin County, Texas.
3. First Amendment of Declaration of Covenants, Conditions and Restrictions for Richwoods, filed for record on November 11, 2014, Instrument No. 2014112001237930, of the Official Public Records, Collin County, Texas.
4. Certificate and Memorandum of Recording of Dedicatory Instruments, filed for record on January 30, 2015, at Instrument No. 20150130000107190, of the Official Public Records of Collin County, Texas.
5. Declaration of Annexation of Richwoods Phases Fourteen, Sixteen, Seventeen, Eighteen, Nineteen and Twenty, filed for record on March 23, 2015, Instrument No. 20150323000318200, of the Official Public Records, Collin County, Texas.
6. First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, was filed of record on July 19, 2016, at Instrument No. 20160719000920960, of the Official Public Records of Collin County, Texas.
7. Declaration of Annexation of Richwoods Phases Twenty-One, Twenty-Two, Twenty-Three, Twenty-Four, Twenty-Five and Twenty-Six, filed for record on September 1, 2016, Instrument No. 2016090100116700, of the Official Public Records, Collin County, Texas.
8. Declaration of Annexation of Richwoods Phases Twenty-Seven, Twenty-Eight, Eleven B and Eleven C, filed for record on December 28, 2017, Instrument No. 20171228001704500, of the Official Public Records, Collin County, Texas.
9. Second Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on August 2, 2018, at Instrument No. 20180802000972850, of the Official Public Records of Collin County, Texas.
10. Third Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on June 22, 2020, at Instrument No. 20200622000938360, of the Official Public Records of Collin County, Texas.
11. Fourth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on July 29, 2020, at Instrument No. 20200729001197430, of the Official Public Records of Collin County, Texas.
12. Fifth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on January 15, 2021, at Instrument No. 2021015000095789, of the Official Public Records of Collin County, Texas.

13. Sixth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on February 8, 2021, at Instrument No. 20210208000266090, of the Official Public Records of Collin County, Texas.
14. Seventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on February 25, 2021, at Instrument No. 20210225000368529, of the Official Public Records of Collin County, Texas.
15. Eighth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on March 4, 2021, at Instrument No. 20210304000436590, of the Official Public Records of Collin County, Texas.
16. Ninth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on December 17, 2021, at Instrument No. 20211217002550500, of the Official Public Records of Collin County, Texas.
17. Tenth Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on March 1, 2022, at Instrument No. 20220301000324460, of the Official Public Records of Collin County, Texas.
18. Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on March 24, 2022, at Instrument No. 20220324000474310, of the Official Public Records of Collin County, Texas.
19. Eleventh Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments, filed of record on March 24, 2022, at Instrument No. 202203240000474310, of the Official Public Records of Collin County, Texas

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

Instrument Number: 2022000141901

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: September 20, 2022 03:10 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 2022000141901
Receipt Number: 20220920000584
Recorded Date/Time: September 20, 2022 03:10 PM
User: Shannon C
Station: Station 7

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

