

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**COUNTRY RIDGE PROPERTY OWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF COLLIN       §

The undersigned, being the Managing Agent for Country Ridge Property Owners' Association, Inc., a non-profit corporation (the "**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Country Ridge.
2. Name of Association: The name of the Association is Country Ridge Property Owners' Association, Inc.
3. Recording Data for the Subdivision:
  - a. Homesteads 1-50 of Country Ridge Phase I, an addition to Collin County, Texas, according to the map or plat thereof, recorded in Volume C, Page 284 of the Map Records of Collin County, Texas and all amendments and annexations thereto or replats thereof, if any.
  - b. Homesteads 51-87 of Country Ridge Phase II, an addition to Collin County, Texas, according to the map or plat thereof, recorded in Volume C, Page 587 of the Map Records of Collin County, Texas and all amendments and annexations thereto or replats thereof, if any.
  - c. Homesteads 88-123 of Country Ridge Phase III, an addition to Collin County, Texas, according to the map or plat thereof, recorded in Volume D, Page 93 of the Map Records of Collin County, Texas and all amendments and annexations thereto or replats thereof, if any.
  - d. Homesteads 124-160 of Country Ridge Phase IV, an addition to Collin County, Texas, according to the map or plat thereof, recorded in Volume F, Page 209 of the Map Records of Collin County, Texas and all amendments and annexations thereto or replats thereof, if any.
  - e. Homesteads 161-193 of Country Ridge Phase V, an addition to Collin County, Texas, according to the map or plat thereof, recorded

in Volume F, Page 260 of the Map Records of Collin County, Texas and all amendments and annexations thereto or replats thereof, if any.

- f. Homesteads 194-213 of Country Ridge Phase VI, an addition to Collin County, Texas, according to the map or plat thereof, recorded in Volume L, Pages 947-955 of the Map Records of Collin County, Texas and all amendments and annexations thereto or replats thereof, if any.
- g. Homesteads 1-20 of The Woods of Country Ridge Phase I, an addition to Collin County, Texas, according to the map or plat thereof, recorded in Volume J, Page 730 of the Map Records of Collin County, Texas and all amendments and annexations thereto or replats thereof, if any.
- h. Homesteads 21-28 of The Woods of Country Ridge Phase II, an addition to Collin County, Texas, according to the map or plat thereof, recorded in Volume J, Pages 961-969 of the Map Records of Collin County, Texas and all amendments and annexations thereto or replats thereof, if any.

4. Recording Data for the Declaration\*:

- a. Documents:
  - (1) Corrected, Amended, and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
  - (2) First Amendment to Corrected, Amended, and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas (Previously Referenced as the Ninth Amendment).
  - (3) Second Amendment to Corrected, Amended, and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas (Previously Referenced as the Tenth Amendment).
  - (4) Third Amendment to Corrected, Amended, and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
  - (5) Fourth Amendment to Corrected, Amended, and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
  - (6) Fifth Amendment to Corrected, Amended, and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
  - (7) Sixth Amendment to Corrected, Amended, and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.

- (8) Seventh Amendment to Corrected, Amended, and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
- (9) Eighth Amendment to the Corrected, Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
- (10) Ninth Amendment to Corrected, Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
- (11) Extension of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
- (12) Extension of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.
- (13) Extension of Covenants, Conditions and Restrictions Applicable to Country Ridge, Collin County, Texas.

b. Recording Information:

- (1) Collin County Clerk's File No. 2000-0091584.
- (2) Collin County Clerk's File No. 2000-0092546.
- (3) Collin County Clerk's File No. 2000-0092547.
- (4) Collin County Clerk's File No. 20090227000221820.
- (5) Collin County Clerk's File No. 20090327000351590.
- (6) Collin County Clerk's File No. 20130722001025470.
- (7) Collin County Clerk's File No. 20150205000127910.
- (8) Collin County Clerk's File No. 2022000146298.
- (9) Collin County Clerk's File No. 2023000125558.
- (10) Collin County Clerk's File No. 2024000068082.
- (11) Collin County Clerk's File No. 2000020300010674.
- (12) Collin County Clerk's File No. 20100513000478600.
- (13) Collin County Clerk's File No. 2022000146295.

- 5. Name and Mailing Address of the Association: The name and mailing address of the Association is Country Ridge Property Owners' Association, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
- 6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal  
P.O. Box 803555  
Dallas, Texas 75380-3555.  
866.473.2573  
CRIDGE@CiraMail.com

- 7. The Association's Dedicatory Instruments are available to Members online at:  
[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$ 325.00
Update Fee	\$ 75.00
Refinance Fee	\$ 250.00

Resale certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal).

Executed on this 10<sup>th</sup> day of June, 2024.

COUNTRY RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

By: RealManage, Managing Agent

By: 

Printed: Herman Jackson

Its: Community Manager

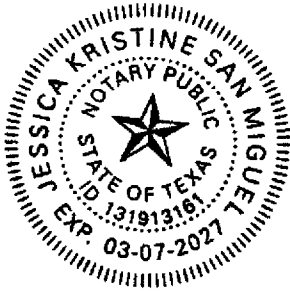
\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

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COUNTY OF Collin

BEFORE ME, the undersigned notary public, on this 12<sup>th</sup> day of June, 2024 personally appeared Herman Jackson, Community Manager of RealManage, Managing Agent for Country Ridge Property Owners' Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Jessica K. San Miguel  
Notary Public in and for the State of Texas

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

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**Instrument Number:** 2024000071115

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 12, 2024 03:43 PM

Number of Pages: 6

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

Total Recording: \$41.00

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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: 2024000071115  
Receipt Number: 20240612000571  
Recorded Date/Time: June 12, 2024 03:43 PM  
User: Cathy L  
Station: Station 5

**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

