

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
RIDGE VIEW TOWNHOME RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Ridge View Townhome Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate of Ridge View Townhome Residential Community, Inc., recorded as Document No. 20180910001137580, Official Public Records of Collin County, Texas.

1. The name of the subdivision: Ridge View.
2. The name of the Association: Ridge View Townhome Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Lots 1 through 33, Block A; Lots 1 through 27, Block B; Lots 1 through 16, Block C; and Lots 1 through 15, Block D, Ridge View Townhomes, a subdivision in Collin County, Texas according to the plat recorded under Document No. 20180821010003860, Official Public Records of Collin County, Texas.
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Ridge View Townhome Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name: Neighborhood Management, Inc.  
Attn.: Beverly Coghlan  
Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002  
Telephone Number: 972-359-1548  
Email Address: [managementcertificate@nmitx.com](mailto:managementcertificate@nmitx.com)

7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$390.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

*[SIGNATURE PAGE FOLLOWS]*

RIDGE VIEW TOWNHOME RESIDENTIAL  
COMMUNITY, INC., a Texas nonprofit corporation

By: 38

Name: Bobby Samuel

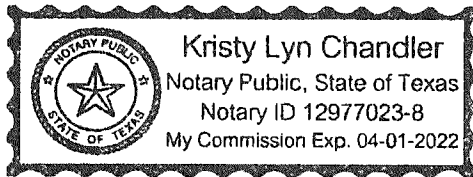
Title: Vice President

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on 30 day of August, 2021,  
by Bobby Samuel, the Vice President of RIDGE VIEW TOWNHOME RESIDENTIAL COMMUNITY,  
INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler  
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com

**ATTACHMENT 1**

1. Declaration of Covenants, Conditions and Restrictions for Ridge View, recorded as Document No. 20180821001048680, Official Public Records of Collin County, Texas.
2. Ridge View Community Manual, recorded as Document No. 20180910001138240, Official Public Records of Collin County, Texas.
3. Ridge View Adoption of Working Capital Assessment, recorded as Document No. 20180910001135680, Official Public Records of Collin County, Texas.
4. First Supplement to Ridge View Community Manual, recorded as Document No. 20210901001782180, Official Public Records of Collin County, Texas.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/10/2021 08:06:11 AM  
\$38.00 DFOSTER  
20210910001842740

*Stacey Kemp*

ATTACHMENT 1

RIDGE VIEW TOWNHOME RESIDENTIAL COMMUNITY, INC.  
AMENDED AND RESTATED MANAGEMENT CERTIFICATE