

**SEVENTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
EASTRIDGE RESIDENTIAL COMMUNITY, INC.**

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR EASTRIDGE RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THAT CERTAIN SIXTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE OF EASTRIDGE RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2025000021420, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

The undersigned, being an officer of Eastridge Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Eastridge.
2. The name of the Association: Eastridge Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Eastridge Master Covenant [Residential], recorded under Document No. 2022000082284 in the Official Public Records of Collin County, Texas (the "Covenant"), pursuant to the recording of one or more Notices of Applicability.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Eastridge Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Eastridge Residential Community, Inc., c/o Neighborhood Management, Inc.

Attention: Beverly Coghlan

Mailing Address: 1024 S. Greenville Ave., Suite 230, Allen, TX 75002

Telephone Number: 972-359-1548

Email Address: 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 - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

Optional Inspection Fee - \$150.00

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

[SIGNATURE PAGE FOLLOWS]

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

EASTRIDGE RESIDENTIAL COMMUNITY, INC., a Texas
nonprofit corporation

By: [Signature]

Name: Bobby Samuel

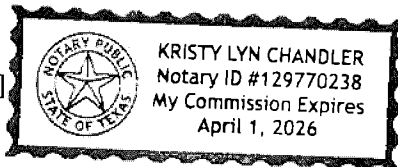
Title: Vice President

THE STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 16 day of June, 2025
by Bobby Samuel, the Vice President of Eastridge
Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

ATTACHMENT 1

1. Eastridge Master Covenant [Residential], recorded under Document No. 2022000082284, Official Public Records of Collin County, Texas.
 - a. Eastridge First Amendment to Master Covenant [Residential], recorded under Document No. 2025000021173, Official Public Records of Collin County, Texas.
2. Eastridge Development Area Declaration [Residential], recorded under Document No. 2022000082977, Official Public Records of Collin County, Texas.
3. Eastridge Community Manual, recorded under Document No. 2022000083184, Official Public Records of Collin County, Texas.
4. Eastridge Adoption of Working Capital Assessment, recorded under Document No. 2022000083034, Official Public Records of Collin County, Texas.
5. Eastridge Notice of Applicability [Residential] [Phase 1A], recorded under Document No. 2022000150224, Official Public Records of Collin County, Texas.
6. Eastridge Notice of Applicability [Residential] [Phase 1B], recorded under Document No. 2022000123227, Official Public Records of Collin County, Texas.
7. Eastridge First Amendment to Development Area Declaration [Residential], recorded under Document No. 2022000174122, Official Public Records of Collin County, Texas.
8. Eastridge Notice of Applicability [Residential] [Phase 2A], recorded under Document No. 2023000050192, Official Public Records of Collin County, Texas.
9. Eastridge Notice of Applicability [Residential] [Phase 2B], recorded under Document No. 2023000088188, Official Public Records of Collin County, Texas.
10. Eastridge Notice of Designation of Common Area [Perimeter Walls – Phases 2A and 2B], recorded under Document No. 2023000141131, Official Public Records of Collin County, Texas.
11. Eastridge Notice of Applicability [Residential] [Phase 5], recorded under Document No. 2024000060192, Official Public Records of Collin County, Texas.
12. Eastridge Notice of Applicability [Residential] [Phase 3], recorded under Document No. 2024000087036, Official Public Records of Collin County, Texas.
13. Eastridge Notice of Applicability [Residential] [Phase 4], recorded under Document No. 2025000075183, Official Public Records of Collin County, Texas.

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

Instrument Number: 2025000075584

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 17, 2025 01:24 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 2025000075584
Receipt Number: 20250617000301
Recorded Date/Time: June 17, 2025 01:24 PM
User: Kim D
Station: Workstation cck024

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

