

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE RESERVE AT SOUTHRIDGE ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §       **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF COLLIN           §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Reserve at Southridge. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Collin County, Texas.

1.     The name of the community is The Reserve at Southridge
2.     The name of the association is The Reserve at Southridge.
3.     The location of the community is Laila, Leena, Frenzel Dr, Parker, TX 75002
4.     The recording data for the Declaration is as follows:

Instrument

Declaration of Covenants, Conditions and Restrictions The Reserve at Southridge

Recording Data

Collin County Clerk, November 22, 2017, Instrument# 20171122001556860

5.     The name and mailing address of the association:

The Reserve at Southridge  
c/o Advanced Association Management, Inc.  
18208 Preston Road  
Suite D-9349  
Dallas, TX 75252

6.     The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Michele Hernandez  
c/o Advanced Association Management, Inc.  
Attn: AAM Accounting  
18208 Preston Rd. Suite D-9349  
Dallas, TX 75252  
972-248-2238  
[michele@advancedassociationmgmt.com](mailto:michele@advancedassociationmgmt.com)

7.     The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://advancedam.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

**IN WITNESS WHEREOF**, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 18th day of November, 2022.

The Reserve at Southridge, a Texas non-profit corporation

By:

*Michele Hernandez*

Its:

Duly Authorized Agent

#### ACKNOWLEDGMENT

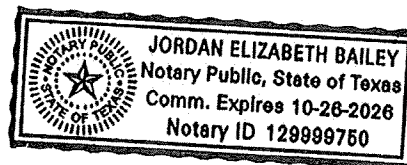
STATE OF TEXAS

§

§

COUNTY OF COLLIN

§



This instrument was acknowledged before me on the 18th day of November, 2022, by Michele Hernandez, of The Reserve at Southridge, a Texas non-profit corporation, on behalf of said non-profit corporation.

*Jordan Bailey*  
Notary Public in and for the State of Texas

My Commission Expires: 10/26/2026

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

---

**Instrument Number:** 2023000001639

eRecording - Real Property

CERTIFICATE

Recorded On: January 06, 2023 09:24 AM

Number of Pages: 3

---

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

Total Recording: \$30.00

---

\*\*\*\*\* 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: 2023000001639  
Receipt Number: 20230106000010  
Recorded Date/Time: January 06, 2023 09:24 AM  
User: Kacy M  
Station: Station 8

**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