

VG-364-2021-202100260325

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100260325

Real Property Recordings

Recorded On: August 31, 2021 01:48 PM

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: 202100260325
Receipt Number: 20210831000964
Recorded Date/Time: August 31, 2021 01:48 PM
User: Hilga R
Station: CC13

Record and Return To:

CMA INC
1800 PRESTON PARK BLVD STE 200
PLANO TX 75093



STATE OF TEXAS

Dallas County

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 Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

**MANAGEMENT CERTIFICATE
FOR
THE HILLS OF LAKE RIDGE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

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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 Hills of Lake Ridge.

1. The name of the subdivision is The Hills of Lake Ridge.
2. The name of the association is The Hills of Lake Ridge Property Owners Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Hills at Lake Ridge, Section 7, Phase II Final Plat filed as Volume 99062, Page 00068 on 03/31/1999.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 7, Phase II Recorded in the Property Records of Dallas County, Texas as Volume 99062, page 00068 on 03/31/1999.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 7, Phase II, Recorded in the Property Records of Dallas County, Texas, filed as Document # 1795500 on 04/18/02, in the Real Property Records of Dallas County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 7, Phase II, Recorded in the Property Records of Dallas County, Texas, filed as Document # 20070845585 on 02/06/2007.

5. The Hills of Lake Ridge Property Owners Association, in c/o RTI/Community Management Association, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is closing@cmamanagement.com and the association's website is www.cmamanagement.com.
7. Fees charged in connection with a property transfer in the subdivision are:
 - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
 - **Transfer Fee: \$175**
 - Foreclosure Transfer Fee: \$190
 - This is a sub association of Property Owners of Lake Ridge, a 2nd resale will need to be ordered.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of August, 2021.

THE HILLS OF LAKE RIDGE PROPERTY OWNERS ASSOCIATION

by: CMA, its Manager

By: Susan Atkinson

ACKNOWLEDGMENT

STATE OF TEXAS

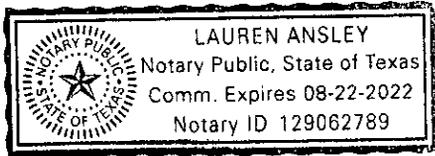
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of August, 2021 by Susan Atkinson of CMA, Manager for The Hills of Lake Ridge Property Owners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.

Lauren Ansley
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093