


MARY LOUISE NICHOLSON
COUNTY CLERK

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

The undersigned, being an officer of Rosemary Ridge 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:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF ROSEMARY RIDGE RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. D222295102, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Rosemary Ridge.
2. The name of the Association: Rosemary Ridge Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Rosemary Ridge, recorded under Document No. D222294623 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Rosemary Ridge Residential Community, Inc., c/o Legacy Southwest Property Management, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Rosemary Ridge Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	8668 John Hickman Parkway, #801, Frisco, TX 75034
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>

7. Website to access the Association's dedicatory instruments:
www.rosemaryridgetxhoa.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 - one-half (1/2) of the annual Regular Assessments

Transfer Fee - \$150.00

Resale Certificate Fee:

- \$250.00 - \$350.00 (Developer to Homebuilder)
- \$350.00 - \$450.00 (Homebuilder to Owner)
- \$350.00 - \$450.00 (Owner to Owner)


Refinance Certificates, PUD forms, lender questionnaires or other related forms:
\$25.00 - \$100.00, depending upon the type of form

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.

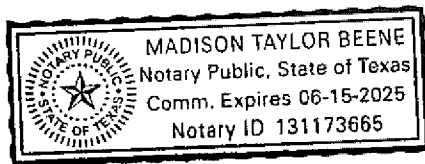
ROSEMARY RIDGE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation


By: 
Name: Ryan Torabi
Title: President

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 13 day of November, 2023 by Ryan Torabi, President of Rosemary Ridge Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Rosemary Ridge, recorded under Document No. D222294623 in the Official Public Records of Tarrant County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Rosemary Ridge, recorded under Document No. D223207565 in the Official Public Records of Tarrant County, Texas.
2. Rosemary Ridge Community Manual, recorded under Document No. D222294983 in the Official Public Records of Tarrant County, Texas.
 - a. Rosemary Ridge First Supplement to Community Manual, recorded under Document No. D223207615 in the Official Public Records of Tarrant County, Texas.
3. Rosemary Ridge Adoption of Working Capital Assessment, recorded under Document No. D222294960, Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

ROSEMARY RIDGE RESIDENTIAL COMMUNITY, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE