



\*VG-364-2021-202100262380\*

Dallas County  
John F. Warren  
Dallas County Clerk

✓ Instrument Number: 202100262380

Real Property Recordings

Recorded On: September 01, 2021 03:19 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$50.00

\*\*\*\*\* 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: 202100262380  
Receipt Number: 20210901001278  
Recorded Date/Time: September 01, 2021 03:19 PM  
User: Thelma B  
Station: CC17

**Record and Return To:**

PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE  
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  
POA OF LAKE RIDGE**

STATE OF TEXAS  
COUNTY OF DALLAS  
COUNTY OF ELLIS

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for POA of Lake Ridge.

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

<u>Subdivision</u>	<u>Recording Data</u>
Lake Ridge, Section 1	Final Plat filed in Volume 95011, Page 3439 on 1/18/1995.
Lake Ridge, Section 2	Final Plat filed in Volume 95157, Page 00974 on 8/14/1995.
Lake Ridge, Section 3	Final Plat filed in Volume 96018, Page 1588 on 1/26/1996.
Lake Ridge, Section 4, Phase 1 (The Fountains of Lake Ridge)	Final Plat filed in Volume 2002047, Page 00867 on 3/8/2002.
Lake Ridge, Section 4, Phase 2 (The Fountains of Lake Ridge)	Final Plat filed in Volume 2003014, Page 00108 on 1/22/2003.
Lake Ridge, Section 5	Final Plat filed in Volume 96133, Page 00501 on 7/9/1996.
Lake Ridge, Section 6, Phase 1 (The Bluffs of Lake Ridge)	Final Plat filed in Volume 98070, Page 00011 on 4/10/1998.
Lake Ridge, Section 6, Phase 2 (The Bluffs of Lake Ridge)	Final Plat filed in Volume 98144, Page 00859 on 7/24/1998.
Lake Ridge, Section 7, Phase 1	Final Plat filed in Volume 98251, Page 00013 on 12/29/1998.
Lake Ridge, Section 7, Phase 2 (The Hills of Lake Ridge)	Final Plat filed in Volume 99062, Page 00068 on 3/31/1999.
Lake Ridge, Section 7, Phase 3	Final Plat filed in Volume 2001020, Page 02735 on 1/30/2001.
Lake Ridge, Section 8	Final Plat filed in Volume 96224, Page 1037 on 11/14/1996.
Lake Ridge, Section 9, Phase 1	Final Plat filed as Volume 2002041, Page 01521 on 2/28/2002.
Lake Ridge, Section 9, Phase 2	Final Plat filed in Volume 2002139, Page 00007 on 7/18/2002.
Lake Ridge, Section 10-1-A	Final Plat filed in Volume 97094, Page 00001 on 5/14/1997.
Lake Ridge, Section 10-1-B	Final Plat filed in Volume 97125, Page 0440 on 6/27/1997.

Lake Ridge, Section I 0-II	Final Plat filed in Volume 97131, Page 0001 on 7/8/1997.
Lake Ridge, Section 11	Final Plat filed in Volume 97218, Page 00686 on 11/7/1997.
Lake Ridge, Section 12	Final Plat filed in Volume 98043, Page 00091 on 3/4/1998.
Lake Ridge, Section 13	Final Plat filed in Volume 99043, Page 00014 on 3/4/1999.
Lake Ridge, Section 15, Phase 1	Final Plat filed in Volume 2000015, Page 00504 on 1/24/2000.
Lake Ridge, Section 15, Phase 2 (The Views of Lake Ridge)	Final Plat filed in Volume 2000229, Page 00018 on 11/27/2000.
Lake Ridge, Section 15, Phase 3	Final Plat filed in Volume 2000099, Page 04104 on 5/19/2000.
Lake Ridge, Section 16 (Dallas)	Final Plat filed in Volume 2000188, Page 02944 on 9/27/2000.
Lake Ridge, Section 16 (Ellis)	Final Plat filed in Cabinet E, slide 168-171 on 10/12/2000.
Lake Ridge, Section 16 (Lot I238R-I251R)	Final Plat filed in Volume 2002139, Page 28 on 7/18/2002.
Lake Ridge, Section 17, Phase 1 (Ellis) (The TLR of Lake Ridge)	Final Plat filed in Volume 0116938 Cabinet E, Slide 306-308 on 7/20/01.
Lake Ridge, Section 17, Phase 2 (Dallas)	Final Plat filed in Volume 2001157, Page 29 on 8/13/2001.
Lake Ridge, Section 17, Phase 2 (Ellis)	Final Plat filed in Volume 0116944 Cabinet E, Slide 309-311 on 7/20/2001.
Lake Ridge, Section 18-A, Phase 1	Final Plat filed in Volume 2004107, Page 00036 on 6/3/2004.
Lake Ridge, Section 18-A, Phase 2	Final Plat filed in Volume 2004156, Page 00016 on 8/13/2004.
Lake Ridge, Section 18-A, Phase 3	Final Plat filed in Volume 2004156, Page 0014 on 8/13/2004.
Lake Ridge, Section 18-B	Final Plat filed in Volume 2005165, Page 00030 on 8/24/2005.
Lake Ridge, Section 19	Final Plat filed in Document #200600428697 on 11/17/2006.
Lake Ridge, Section 19	Amended Plat filed as Document #20070012148 on 1/9/2007.
Lake Ridge, Section 20 (The Sanctuary of Lake Ridge)	Final Plat filed as Document #200600428697 on 11/17/2006.
Lake Ridge, Section 20 (The Sanctuary of Lake Ridge)	Amended Plat filed as Document #20070343408 on 9/24/2007.
Lake Ridge, Section 20 (The Sanctuary of Lake Ridge)	Replat Section 20, Lot 2408R-2478R, Lot 2439R, and Lots 2498R-2505R, Block 0, Document #20080129762 filed on 4/21/2008.
Lake Ridge, Section 20 (The Sanctuary of Lake Ridge)	Certificate of Correction, Amended Plat, Document #20070442207 filed on 11/28/2007.
Lake Ridge, Section 21 (Dallas)	Final Plat filed in Volume 2002163, Page 00017 on 8/21/2002.

Lake Ridge, Section 21 (Dallas)	Certificate of Correction, filed as Document #2002183, Page 315 on 9/4/2002.
Lake Ridge, Section 21 (Ellis)	Final Plat filed as Document #0224066 Cabinet F, Slide 152 8/23/2002.
Lake Ridge, Section 21 (Ellis)	Certificate of Correction filed as Document #0225728, Cabinet F, Slide 164, 10/20/2002.
Lake Ridge, Section 21-B (Ellis)	Final Plat filed as Document #0435490, Cabinet G, Slide 263 on 11/12/2004.
Lake Ridge, Section 22, Phase A (Ellis) (The Summit of Lake Ridge)	Final Plat filed as Document #0620011, Cabinet H, Slide 200-204 on 7/5/2006.
Lake Ridge, Section 23, Phase A (Ellis)	Final Plat filed as Document #0607317, Cabinet H, Slide 133-134 on 3/14/2006.

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 1, Recorded in the Property Records of Dallas County, Texas in Volume 95012, Page 02337 on 1/19/1995.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 1, Recorded in the Property Records of Dallas County, Texas in Volume 95240, Page 04272 on 12/12/1995.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 2, Recorded in the Property Records of Dallas County, Texas in Volume 95157, Page 00998 on 8/14/1995.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 2, Recorded in the Property Records of Dallas County, Texas on 12/12/1995.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 3, Recorded in the Property Records of Dallas County, Texas in Volume 96018, Page 2932 on 1/26/1996.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 3, Recorded in the Property Records of Dallas County, Texas as Document #200600070073 on 2/24/2006.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, for The Fountains of Lake Ridge Property Owners Association, Inc., Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #1742398 on 3/8/2002.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, for The Fountains of Lake Ridge Property Owners Association, Inc., Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas as Document #2963411 on 7/8/2004.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #1795503 on 4/18/2002.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #20060070074 on 2/23/2006.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas as Document #20060070075 on 2/24/2006.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas as Document #200600196894 on 6/1/2006.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #200600196895 on 6/1/2006.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas as Document #20070056604 on 2/13/2007.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #20070056603 on 2/13/2007.

Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas as Document #201000224250 on 9/1/2010.

Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #2010009224249 on 9/1/2010.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 5, Recorded in the Property Records of Dallas County, Texas in Volume 96133, Page 05359 on 7/9/1996.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Bluffs at Lake Ridge, Section 6, Phase I, Recorded in the Property Records of Dallas County, Texas as Document #102963 on 4/10/1998.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Bluffs at Lake Ridge, Section 6, Phase II, Recorded in the Property Records of Dallas County, Texas as Document #231983 on 7/24/1998.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 6, Phase I, Recorded in the Property Records of Dallas County, Texas as Document #1722439 on 2/21/2002.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 6, Phase II, Recorded in the Property Records of Dallas County, Texas as Document #1722438 on 2/21/2002.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 7, Phase 1, Recorded in the Property Records of Dallas County, Texas in Volume 98251, Page 00013 on 12/29/1998.

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 in Volume 99062, Page 00068 on 3/31/1999.

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 as Document #1795500 on 4/18/2002.

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 as Document #20070045585 on 2/6/2007.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 7, Phase 3, Recorded in the Property Records of Dallas County, Texas as Document 1269256 on 1/30/2001.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 8, Recorded in the Property Records of Dallas County, Texas in Volume 96224, Page 1037 on 11/14/1996.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 9, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #1730033 on 2/28/2002.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 9, Phase 2, Recorded in the Property Records of Dallas County, Texas in Volume 2002139, Page 00007 on 7/18/2002.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 10-I-A, Recorded in the Property Records of Dallas County, Texas as Document #940452 on 5/14/1997.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 10-1-B, Recorded in the Property Records of Dallas County, Texas in Volume 97125, Page 0440 on 7/27/1997.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 10-II, Recorded in the Property Records of Dallas County, Texas as Document #1310195 on 7/8/1997.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 11, Recorded in the Property Records of Dallas County, Texas as Document #2181440 on 11/7/1997.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 12, Recorded in the Property Records of Dallas County, Texas in Volume 98043, Page 00091 on 3/4/1998.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 13, Recorded in the Property Records of Dallas County, Texas in Volume 99043, Page 00014 on 3/4/1999.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 15, Phase 1, Recorded in the Property Records of Dallas County, Texas in Volume 2000015, Page 00504 on 1/24/2000.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 15, Phase II, Recorded in the Property Records of Dallas County, Texas as Document #1209026 on 11/27/2000.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 15, Phase II, Recorded in the Property Records of Dallas County, Texas as Document #201200363441 on 12/7/2012.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 15, Phase 3, Recorded in the Property Records of Dallas County, Texas as Document #1012687 on 6/1/2000.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 16, Recorded in the Property Records of Dallas County, Texas as Document #1147097 on 9/27/2000.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 16, Recorded in the Property Records of Ellis County, Texas as Document #002305681732, Page 1459 on 10/12/2000.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 17, Phase I, Recorded in the Property Records of Ellis County, Texas as Document #0116942, in Volume 1792, Page 1681 on 7/20/2001.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 17, Phase I, Recorded in the Property Records of Ellis County, Texas Document #0226841, in Volume 1880, Page 207 on 9/20/2002.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 17, Phase I, Recorded in the Property Records of Ellis County, Texas as Document #1120644, Volume 2593, Page 1690 on 10/20/2011.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 17, Phase 2, Recorded in the Property Records of Ellis County, Texas as Document #0116943, Page 1698 on 7/20/2001.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 18-A, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #2912813 on 6/3/2004.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 18-A, Phase 2, Recorded in the Property Records of Dallas County, Texas as Document #3014857 on 8/13/2004.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 18-A, Phase 3, Recorded in the Property Records of Dallas County, Texas as Document #3014858 on 8/13/2004.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 18-B, Recorded in the Property Records of Dallas County, Texas as Document #3483968 on 8/24/2005.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 19, Recorded in the Property Records of Dallas County, Texas as Document #200600432909 on 1/22/2006.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 19, Recorded in the Property Records of Dallas County, Texas Document #20070014885 on 1/10/2007.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Sanctuary, Section 20, Recorded in the Property Records of Dallas County, Texas Document #20073083687 on 10/26/2007.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Sanctuary, Section 20, Recorded in the Property Records of Dallas County, Texas as Document #20080058246 on 2/22/2008.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Sanctuary, Section 20, Recorded in the Property Records of Dallas County, Texas as Document #201100333297 on 12/22/2011.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 21, Recorded in the Property Records of Dallas County, Texas as Document #1957261 on 8/21/2002.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 21, Recorded in the Property Records of Ellis County, Texas as Document #0224072, Volume 1874, Page 809 on 8/23/2002.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 21B, Recorded in the Property Records of Ellis County, Texas as Document #0706153, Volume 02291, Page 0771 on 2/28/2007.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Summit, Section 22A, Recorded in the Property Records of Ellis County, Texas as Document #0620013 on 07/05/2006.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake Section 22A for the Summit, Recorded in the Property Records of Ellis County, Texas as Document #0804293 on 02/20/2008.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions Lake Ridge at Joe Pool Lake Section 22A for the Summit, Recorded in the Property Records of Ellis County, Texas as Instrument #1202911 on 02/10/2012.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 23A, Recorded in the Property Records of Ellis County, Texas as Document #0607938, Volume 02203, Page 2071 on 3/17/2006.

5. Property Owners Association of Lake Ridge in c/o RTI/Community Management Associates, 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](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://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

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 30<sup>th</sup> day of August, 2021.

PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE

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 30<sup>th</sup> day of August, 2021 by Susan Atkinson of CMA, managing agent for Property Owners Association of Lake Ridge, 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

