

VG-364-2021-202100260323

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100260323

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: 202100260323
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 BLUFFS OF LAKE RIDGE**

STATE OF TEXAS

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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 Bluffs of Lake Ridge.

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

Subdivision

Recording Data

Lake Ridge Section 6, Phase I

Final Plat filed as Volume 98070, Page 00011 on 4/10/99

Lake Ridge Section 6, Phase II

Final Plat filed as Volume 98144, Page 00859 on 7/24/98

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, The Bluffs at Lake Ridge, Section 6, Phase I, Recorded in the Property Records of Dallas County, Texas as Document # 102963 on 04/10/1998

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 6, Phase II – The Bluffs at Lake Ridge Recorded in the Property Records of Dallas County, Texas as Document # 231983 on 07/24/1998.

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 02/21/2002.

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 02/21/2002.

5. The Bluffs 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 Association 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 BLUFFS OF LAKE RIDGE PROPERTY OWNERS ASSOCIATION

By: CMA, its Manager

By: Susan Atkinson

ACKNOWLEDGMENT

STATE OF TEXAS

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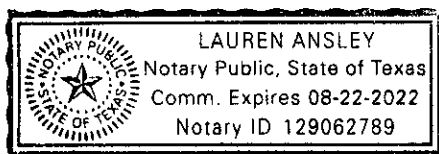
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COUNTY OF COLLIN

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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 Bluffs 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