

**Denton County
Juli Luke
County Clerk**

Instrument Number: 51004

ERecordings-RP

AMENDMENT

Recorded On: May 13, 2025 11:39 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 51004
Receipt Number: 20250513000328
Recorded Date/Time: May 13, 2025 11:39 AM
User: Joy R
Station: Station 19

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
THE RIDGE AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of The Ridge at Northlake Homeowners Association, 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 INSTRUMENT AMENDS, RESTATES, AND REPLACES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR THE RIDGE AT NORTHLAKE HOMEOWNERS ASSOCIATION, INC., INCLUDING, BUT NOT LIMITED TO, THOSE CERTAIN MANAGEMENT CERTIFICATES RECORDED AS DOCUMENT NOS. 2020-177981, 2021-160481, 2022-10276, 2023-114238 AND 2024-12042, OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1. The name of the subdivision: The Ridge at Northlake.
2. The name of the Association: The Ridge at Northlake Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Ridge at Northlake, recorded under Document No. 2020-27429, in the Official Public Records of Denton County, Texas, as may be amended from time to time (the "**Declaration**"), and which is more particularly described on Exhibit "A" attached to 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: The Ridge at Northlake Homeowners Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, Attn: Beverly Coghlan.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Ridge at Northlake Homeowners Association, Inc., c/o Neighborhood Management, Inc.
Attn:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002
Tel.:	(972) 359-1548
Email:	managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.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: \$500.00

Transfer Fee: \$250.00

Resale Certificate Fee: \$375.00

Optional Inspection Fee: \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 12th day of May, 2025.

**THE RIDGE AT NORTHLAKE HOMEOWNERS
ASSOCIATION, INC.,** a Texas nonprofit corporation

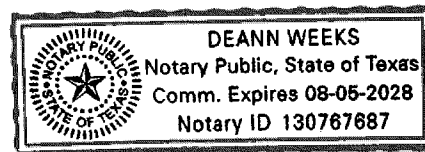
By: Beverly Coghlan
Name: Beverly Coghlan
Title: Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 12th day of May, 2025
by Beverly Coghlan, Managing Agent of The Ridge at Northlake Homeowners
Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Deann Weeks
Notary Public Signature



AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Ridge at Northlake, recorded under Document No. 2020-27429, Official Public Records of Denton County, Texas, as may be amended from time to time.
2. Notice of Filing of Dedicatory Instruments, recorded under Document No. 2020-27575, Official Public Records of Denton County, Texas.
3. The Ridge at Northlake Homeowners Association, Inc. Supplemental Policies, recorded under Document No. 2023-132021, Official Public Records of Denton County, Texas.