

**MANAGEMENT CERTIFICATE
FOR
MONTGOMERY RIDGE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Montgomery Ridge Homeowners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Montgomery Ridge Phase I.
2. The name of the Association: Montgomery Ridge Homeowners Association, Inc.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Montgomery Ridge Homeowners Association, Inc.
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate: \$375.00
Transfer Fee: \$250.00
Optional Inspection Fee: \$150.00
Working Capital: \$1020.00.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**MONTGOMERY RIDGE HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 22nd day of May, 2025, by Beverly Coghlan, Agent for the Association of MONTGOMERY RIDGE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

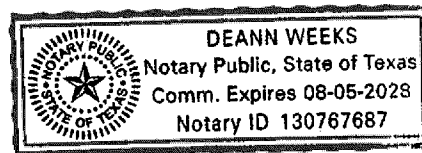


EXHIBIT A

Document	Recording Information
Montgomery Ridge Ph 1 – June 11, 2015	Document No.20150611010002020
Declaration of Covenants, Conditions and Restrictions for Montgomery Ridge Homeowners Association, Inc. – October 17, 2014	Document No.20141017001137780
Declaration of Covenants, Conditions and Restrictions for Montgomery Ridge Homeowners Association, Inc. – June 24, 2015	Document No. 20150624000759160
Declaration of Covenants, Conditions and Restrictions for Montgomery Ridge Homeowners Association, Inc. – July 28, 2016	Document No. 20160728000977000

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000063835

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 22, 2025 01:51 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2025000063835

Receipt Number: 20250522000308

Recorded Date/Time: May 22, 2025 01:51 PM

User: Devon O

Station: Station 5

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX