

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2022-0020801

**Billable Pages: 2
Number of Pages: 3**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 05/27/2022 at 08:38 AM</p> <p>Document Number: <u>2022-0020801</u></p> <p>Receipt No: <u>22-16735</u></p> <p>Amount: \$ <u>30.00</u></p> <p>Vol/Pg: <u>V:7648 P:502</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Maribel Vazquez, Deputy

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.

Record and Return To:

TITLE TRAIN LLC
4702 ROWLETT RD., STE 100
ROWLETT, TX 75088



STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT
CERTIFICATE FOR
EAGLE RIDGE FORNEY HOMEOWNERS
ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of EAGLE RIDGE FORNEY HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, the undersigned, being an officer of Gulf Professional Property Management, Inc., ("Gulf PPM") managing agent of Eagle Ridge Forney Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code. This document supersedes any prior Management Certificate filed by the Association.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Eagle Ridge Phases 2A, 2B, 3 & 4.
2. **Name and Mailing Address of the Association.** The name of the Association is Eagle Ridge Forney Homeowners Association, Inc., and its mailing address is c/o Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032.
3. **Recording Data for the Subdivision.** The recording data for the Eagle Ridge subdivision includes that tract of land located in the City of Forney, Kaufman County, Texas, Phase 2A, including the plat/map filed in Instrument No. 2014-0018409, Phase 2B in Instrument No. 2016-0004980, Phase 3 in Instrument No. 2018-0010664, and Phase 4 in Instrument No. 2020-0027223 in the Official Public Records of Kaufman County, Texas.
4. **Recording Data for the Declaration.** The recording data for the Declaration is in Phase 2A, Instrument No. 2015-0001101, the Supplemental and Amended Covenants, Conditions and Restrictions, Phase 2B, in Instrument No. 2016-0013382, the Second Supplemental and Amended Covenants, Conditions and Restrictions, Phases 2A, 2B, and 3 in Instrument No. 2022-0003008, and Third Supplemental Covenants, Conditions and Restrictions for Phases 2A, 2B, 3 & 4 in Instrument No. 2022-0003269 and any amendments thereof or supplements thereto in the Official Public Records of Kaufman County, Texas.
5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is Gulf PPM, 5763 State Highway 205, Suite 102-B, Rockwall, Texas 75032, phone number (469) 600-5080, and email CustomerService@GulfPPM.com.

6. **Website.** The Association's website may be found at www.portal.gulfppm.com.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 375.00
Transfer Fee	\$100.00
Rush Fee (<i>within 24 hours</i>)	\$75.00
Resale Certificate Update Fee	\$75.00

8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association at via www.GulfPPM.com/ResaleRequests. The telephone number for Gulf PPM, Inc. is (469) 600-5080.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

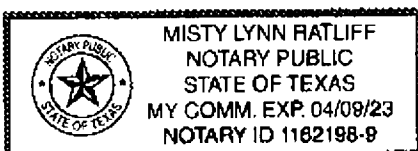
**EAGLE RIDGE FORNEY
HOMEOWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Gulf Professional Property
Management, Inc., Managing Agent

By: Kris Grooms
Kris Grooms, Executive Vice President

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on the 26 day of MAY, 2022, by Kris Grooms, Executive Vice President with Gulf Professional Property Management, Inc., the Managing Agent of Eagle Ridge Forney Homeowners Association, Inc., a Texas non-profit corporation.



[Signature]
Notary Public, State of Texas

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