

STATE OF TEXAS           §  
                                     §  
COUNTY OF ELLIS       §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
POA OF THE SUMMIT AT LAKE RIDGE**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of POA OF THE SUMMIT AT LAKE RIDGE, a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, 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.

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

1.     Name and Recording Data for the Subdivision. The name of the subdivision which is subject to the Declaration (hereinafter identified) and the recording data for such subdivision is follows: LAKE RIDGE AT JOE POOL LAKE, SECTION 22, PHASE A, (The Summit of Lake Ridge) an Addition to the City of Cedar Hill, Ellis County, Texas, according to the Map or Plat thereof recorded as Instrument No. 0620011, Cabinet H, Slide 200-204 of the Map Records of Ellis County, Texas.
2.     Name and Mailing Address of the Association. The name of the Association is The Summit of Lake Ridge Property Owners Association, Inc., and its mailing address is c/o GrandManors, P.O. Box 803555, Dallas, Texas, 75380 or 100 Lake Ridge Parkway, Cedar Hill, TX, 75104.
3.     Recording Data for the Declarations The recording data for the Declaration is as follows: Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 22-A (The Summit), recorded in Volume 2232, Page 666, of the Official Public Records of Ellis County, Texas, as amended by instruments filed in Volume 2369, Page 0753, Volume 2611, Page 0495, Volume 2754, Page 2134, and as Instrument No. 1510288.
4.     Name and Contact Information for the Association or the Managing Agent of the Association. POA of The Summit at Lake Ridge's designated representative is GrandManors, P.O. Box 803555, Dallas, Texas 75380. The phone number for the

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INST NO. 2226886 FILING DATE/TIME: July 1, 2022 at 8:50 AM

POA of The Summit at Lake Ridge is (855) 947-2636. For Resale Certificates the email address is [Service@Ciramail.com](mailto:Service@Ciramail.com) or [www.ciranet.com/ClosingPortal](http://www.ciranet.com/ClosingPortal).

5. Website. The Association's website may be found at [www.grandmanors.com](http://www.grandmanors.com).
6. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are:

<b>Statement of Acct</b>	\$ 250.00
<b>Conveyance Processing Fee</b>	\$ 325.00
<b>Refinance Fee</b>	\$ 250.00
<b>Resale Certificate Fulfillment Fee</b>	\$ 375.00
<b>Closing Document Rush Fee</b>	\$ 200.00
<b>Conveyance Fee Surcharge for Delinquent Acct</b>	\$ 150.00
<b>Transfer Fee</b>	\$ 325.00
<b>Update Request Fee</b>	\$ 75.00

**The Association is different than the Property Owners Association of Lake Ridge; therefore, a separate resale certificate will need to be ordered for this Association.**

7. Resale Certificates: For Resale Certificates the email address is [Service@Ciramail.com](mailto:Service@Ciramail.com),

**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.

[SIGNATURE TO FOLLOW]

**ASSOCIATION:**

**POA OF THE SUMMIT AT LAKE RIDGE,  
a Texas non-profit corporation**

By: Grand Manors  
Its: Managing Agent

By: *Mauricio Muela*  
Community Manager

STATE OF TEXAS     §  
                                 §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 30th day of June 2022,  
by Mauricio Muela, Community Manager with Grand Manors, the Managing  
Agent of POA of The Summit at Lake Ridge, a Texas non-profit corporation.



*K. Wynn*  
Notary Public, State of Texas

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STATE OF TEXAS     COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



*Hubert Valdez*