

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
SOUTHRIDGE EAST HOMEOWNERS ASSOCIATION, INC.**

This PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of SOUTHRIDGE EAST HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Southridge East Addition (the "Declaration"), is filed as Instrument No. 20160218000189050 *et. seq.*, and recorded in the Official Public Records of Collin County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

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

1. Name of the Subdivision: The name of the subdivision subject to the Declaration is Southridge East Addition.
2. Name and Mailing Address of the Association: The name of the Association is Southridge East Homeowners' Association, Inc., located at 1024 S. Greenville Ave., Suite 230, Allen, TX 75002.
3. Recording Data for the Subdivision: The recording data for the subdivision is Southridge East Addition, an Addition to the City of Parker, Collin County, Texas according to the Plat recorded as Instrument No. 20160217010000700, along with that certain Amended Final Plat for Southridge East Addition, filed as Instrument No. 20160531010002220, of the Official Map/Plat Records of Collin County, Texas.
4. Recording Data for the Declaration. The Declaration is filed as Instrument No. 20160218000189050 *et. seq.*, and recorded in the Official Public Records of Collin County, Texas; and is amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions for Southridge East Addition, filed as Instrument No. 20160309000280230, and recorded in the Official Public Records of Collin County, Texas, and any additional amendments thereof or supplements thereto recorded in the Official Public Records of Collin County, Texas.

5. 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: The Association's website may be found at
<https://neighborhoodmanagement.com>

7. Property Transfer /Resale Fees:

Resale Certificate:	\$375.00
Resale Certificate Update:	\$75.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Capital Reserve and Improvement Fee:	\$250.00.

8. Resale Certificates. Resale Certificates may be requested via the Neighborhood Management, Inc. office located at 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, telephone number (972) 359-1548.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed.

ASSOCIATION:

**SOUTHRIDGE EAST HOMEOWNERS
ASSOCIATION, INC.**
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: 
Name: Beverly Coghlan

STATE OF TEXAS

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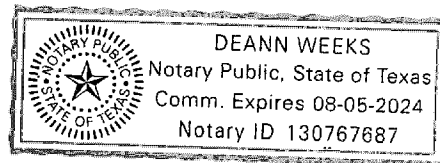
COUNTY OF COLLIN

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This instrument was acknowledged before me on the 15th day of July, 2024, by Beverly Coghlan, Agent for the Association of SOUTHRIDGE EAST HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks

Notary Public Signature, State of Texas



Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000085075

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: July 15, 2024 02:56 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: 2024000085075

Receipt Number: 20240715000512

Recorded Date/Time: July 15, 2024 02:56 PM

User: Patricia B

Station: Station 2

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