

**BAY RIDGE ESTATES AT LAKE LEWISVILLE  
PROPERTY OWNERS ASSOCIATION**

**MANAGEMENT CERTIFICATE**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DENTON   §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Bay Ridge Estates at Lake Lewisville.

1. The name of the subdivision is: Bay Ridge Estates.
2. The name of the Association is: Bay Ridge Estates at Lake Lewisville Property Owners Association (the "Association").
3. The recording data for the subdivision is as follows: See Declaration of Covenants Conditions and Restrictions - Bay Ridge Estates at Lake Lewisville, filed for record on March 29, 1999, as Document 99-R0029512, at Volume 4306, Page 1997, *et seq.*, of the Real Property Records of Denton County, Texas, and re-filed for record on December 2, 1999, as Document 99-R0121012, at Volume 4478, Page 1386, *et seq.*, of the Real Property Records of Denton County, Texas, and refiled for record on April 18, 2000, as Document 00-R0035320, at Volume 4571, Page 825, *et seq.*, of the Real Property Records of Denton County, Texas. See also the following: (i) Bay Ridge Estates Phase One Plat recorded in the Real Property Records of Denton County, Texas at Document/Plat No. 98-R0008564, (ii) Bay Ridge Estates Phase Two Plat recorded in the Real Property Records of Denton County, Texas at Document/Plat No. 98-R0008565, and (iii) Amended Plat for Bay Ridge Estates Phase Two recorded in the Real Property Records of Denton County, Texas at Document/Plat No. 2008-97602.
4. The recording data for the Declaration is as follows: See Declaration of Covenants Conditions and Restrictions - Bay Ridge Estates at Lake Lewisville, filed for record on March 29, 1999, as Document 99-R0029512, at Volume 4306, Page 1997, *et seq.*, of the Real Property Records of Denton County, Texas, and re-filed for record on December 2, 1999, as Document 99-R0121012, at Volume 4478, Page 1386, *et seq.*, of the Real Property Records of Denton County, Texas, and refiled for record on April 18, 2000, as Document 00-R0035320, at Volume 4571, Page 825, *et seq.*, of the Real Property Records of Denton County, Texas.
5. The name and mailing address of the Association: Bay Ridge Estates at Lake Lewisville, Inc., c/o James Gray, P.O. Box 1091, Little Elm, Texas 75068, Telephone Number: 214-494-8026, Email Address: Address: [bayridgehoa@aol.com](mailto:bayridgehoa@aol.com).
6. The name and mailing address of the Association's Designated Representative: James Gray, P.O. Box 1091, Little Elm, Texas 75068, Telephone Number: 214-494-8026, Email Address: Address: [bayridgehoa@aol.com](mailto:bayridgehoa@aol.com).



7. Other information the Association considers appropriate: (i) See Notice of Filing of Dedicatory Instruments, filed of record on July 27, 2012, as Instrument No. 2012-81698, in the Official Public Records of Denton County, Texas and (ii) Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer/agent on the 22 day of March, 2016.

**BAY RIDGE ESTATES AT LAKE LEWISVILLE  
PROPERTY OWNERS ASSOCIATION**

By: [Signature]  
James Gray, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF Denton §

This instrument was acknowledged before me on this day of Mar 22, 2016, by James Gray, President of Bay Ridge Estates at Lake Lewisville Property Owners Association, a Texas property owners association, on behalf of said property owners association, as the designated representative of said Texas property owners association.

[Signature]  
Notary Public in and for the State of Texas

AFTER RECORDING PLEASE RETURN TO:  
The Blend Law Firm, P.C.  
14131 Midway Road, Suite 1240  
Addison, Texas 75001

