

The Management Certificate for the Association was recorded with the County, in compliance with the Texas Property Code, and the Clerk's file number and/or document number for the Recording Data for Restrictions should be searched with and without any alpha letter to ensure that the correct recorded information is pulled for the Association.

If you have any questions, contact our customer service at 214-368-4030 or at [NTXcustomercare@associa.us](mailto:NTXcustomercare@associa.us).

**MONTGOMERY RIDGE TOWNHOME RESIDENTIAL COMMUNITY, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **MONTGOMERY RIDGE TOWNHOME RESIDENTIAL COMMUNITY, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** MONTGOMERY RIDGE TOWNHOME RESIDENTIAL COMMUNITY, INC.

**Name of the Association:** MONTGOMERY RIDGE TOWNHOME RESIDENTIAL COMMUNITY, INC.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in COLLIN County, Texas, as follows;

- (a) Montgomery Ridge Townhome Residential Community, INC, recorded under Film Code No. 2015-10002020, along with any supplements or replats thereof;
- (b) Montgomery Ridge Townhome Residential Replat Amended, recorded under Film Code No. 2017-10000460, along with any supplements or replats thereof;
- (c) Montgomery Ridge Townhome Residential Replat Amended, recorded under Film Code No. 2018-10002250, along with any supplements or replats thereof;
- (d) Montgomery Ridge Townhome Residential Replat Amended, recorded under Film Code No. 2019-10000020, along with any supplements or replats thereof;
- (e) Montgomery Ridge Townhome Residential Replat Amended, recorded under Film Code No. 2020-10001700, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of COLLIN County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Montgomery Ridge, under Collin County Clerks File no. D20141017001137780

**Name and Mailing Address of the Association**

Montgomery Ridge Townhome Residential Community, Inc.  
c/o Principal Management Group of North Texas  
801 E. Campbell RD #620  
Richardson, TX 75081

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
801 E. Campbell RD #620  
Richardson, TX 75081  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)  
[www.montgomeryridge.previews.townsq.io](http://www.montgomeryridge.previews.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45

Working Capital Fee: \$700  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$120 for 3 day expedite

Executed on this the 22 day of April, 2022

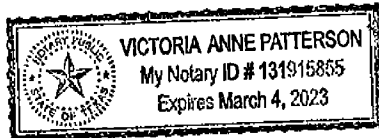
Montgomery Ridge Townhome Residential Community, Inc.,  
acting by and through its managing agent, Principal Management  
Group of North Texas

*Mark Southall*

Mark Southall, Branch President

STATE OF TEXAS           §  
   §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Montgomery Ridge Townhome Residential Community, Inc., a Texas nonprofit corporation, on behalf of such corporation.



*Victoria Patterson*

Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
801 E. Campbell RD #620  
Richardson, TX 75081

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

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**Instrument Number:** 2022000083411

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 25, 2022 03:09 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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\*\*\*\*\* 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: 2022000083411

Receipt Number: 20220525000698

Recorded Date/Time: May 25, 2022 03:09 PM

User: Amanda S

Station: Station 6

**Record and Return To:**

CSC



**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