

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

### MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of April 24, 2023 by Rosemary Ridge Homeowners' Association, Inc. a/k/a Rosemary Ridge Addition- Phase 2, Phase 3 & Phase 4, a Texas non-profit corporation (the "Association").

### WITNESSETH:

WHEREAS, the Declarant for Rosemary Ridge Addition has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Rosemary Ridge Addition filed of record on or about July 7, 2017 (the "Declaration") and recorded at Document #D217154336 in the Real Property Records of Tarrant County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Rosemary Ridge Addition.

WHEREAS, the Association was duly formed on February 6, 2017, as Rosemary Ridge Homeowners' Association, Inc. a/k/a Rosemary Ridge Addition- Phase 2, Phase 3 & Phase 4.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

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 subject to the Declaration is Rosemary Ridge Addition.
2. Name of the Association. The name of the Association is the Rosemary Ridge Homeowners' Association, Inc. a/k/a Rosemary Ridge Addition- Phase 2, Phase 3 & Phase 4 and is located at Tarrant County, Texas. The mailing address for the Association is RealManage, LLC, P.O. Box 803555, Dallas, TX 75380.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Tarrant County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about July 7, 2017 (the "Declaration") recorded at Document #D217154336 in the Real Property Records of Tarrant County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about March 18, 2019 at Instrument #D219052573; and
- On or about November 7, 2019 at Instrument #D219256770

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

RealManage, LLC  
P.O. Box 803555  
Dallas, TX 75380

6. Manager of the Association. The telephone number for the manager of the Association is 866-473-2573 and the email address for the manager of the Association is [rosridge@ciramail.com](mailto:rosridge@ciramail.com).

7. Website for the Association. The website for the Association is [www.ciranet.com/residentportal](http://www.ciranet.com/residentportal).

8. Resale Certificates: Resale Certificates may be requested by contacting RealManage, LLC at 866-473-2573 or at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal). The cost in regards to Resale Certificates/Transfer Fees are below:

- a. Resale Certificate- \$375.00
- b. Conveyance/Transfer Fee- \$325.00
- c. Refinance Fee- \$250.00
- d. Statement of Account- \$295.00

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Rosemary Ridge Homeowners' Association, Inc. a/k/a  
Rosemary Ridge Addition- Phase 2, Phase 3 & Phase 4, a  
Texas non-profit corporation

By:

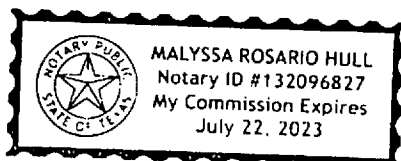
Laurie Lorenson

Authorized Representative for  
Rosemary Ridge Homeowners' Association, Inc.  
a/k/a Rosemary Ridge Addition- Phase 2, Phase  
3 & Phase 4

THE STATE OF TEXAS §  
COUNTY OF TARRANT §

This instrument was acknowledged before me on this 18<sup>th</sup> day of May, 2023 by Laurie Lorenson, Authorized Representative for Rosemary Ridge Homeowners' Association, Inc. a/k/a Rosemary Ridge Addition- Phase 2, Phase 3 & Phase 4, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Malysa Rosario Hull  
Notary Public Signature