

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 September 2, 2021 by Cumberland Ridge Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Cumberland Ridge, Unit No. 1 has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Cumberland Ridge, Unit No. 1 filed of record on or about March 31, 1971 (the "Declaration") and recorded at Volume 1367, Page 236 in the Real Property Records of Smith County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit Cumberland Ridge, Unit No. 1.

WHEREAS, the Association was duly formed on March 26, 1971, as Cumberland Ridge Homeowners Association, Inc.

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 Cumberland Ridge, Unit No. 1.
2. Name of the Association. The name of the Association is the Cumberland Ridge Homeowners Association, Inc. and is located at Smith County, Texas. The mailing address for the Association is Rose City Property Management, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
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 Smith County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about March 31, 1971 (the "Declaration") recorded at Volume 1367, Page 236 in the Real Property Records of Smith 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 June 14, 2018 at Instrument #20180100024806; and
- On or about May 7, 2020 at Instrument #202001000014839.

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

Rose City Property Management
108 N. Houston Street
Bullard, TX 75757

6. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is carrie@rosecitymanagement.com.

7. Website for the Association. The website for the Association is <https://app.townsq.io/login>.*

8. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at resales@thetacgroupco.com or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00 and shall be payable to Rose City Property Management.

**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

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

ASSOCIATION:

Cumberland Ridge Homeowners Association, Inc., a
Texas non-profit corporation

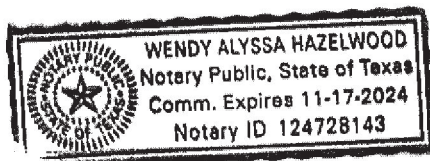
By:

Shirley S. L.
Authorized Representative for
Cumberland Ridge Homeowners Association,
Inc.

THE STATE OF TEXAS §
COUNTY OF SMITH §

This instrument was acknowledged before me on this 20th day of September, 2021 by Stephanie Smith, Authorized Representative for Cumberland Ridge Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Wendy Hazelwood
Notary Public Signature

**Smith County
Karen Phillips
Smith County Clerk**

Document Number: 202101041392

eRecording - Real Property

CERTIFICATE

Recorded On: October 06, 2021 03:14 PM

Number of Pages: 3

Billable Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202101041392
Receipt Number: 20211006000148
Recorded Date/Time: October 06, 2021 03:14 PM
User: Jennafer M



**STATE OF TEXAS
COUNTY OF SMITH**

**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 Records of Smith County, Texas.**

Karen Phillips
Smith County Clerk
Smith County, TX