

**THE GREENS OF WESTRIDGE  
PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE**

As Required by Section 209.004, Texas Property Code

**NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowner's association.

- 1. NAME OF PROPERTY OWNERS ASSOCIATION:** The Greens of WestRidge Owners Association
- 2. NAME OF SUBDIVISION:** Greens of WestRidge
- 3. RECORDING DATA FOR SUBDIVISION:** The Greens of WestRidge is an addition to the City of McKinney, Collin County, Texas. The plat was recorded on May 22, 2008, as Document No. 20080522010001930, in Book 2008, Page 305, Plat Records, Collin County, Texas
- 4. TWO PROPERTY OWNERS ASSOCIATIONS:** Each owner of a lot in The Greens of WestRidge is a member of the following two mandatory property owners associations:
  - The Greens of WestRidge, which derives its authority from The Greens of WestRidge Declaration described in Paragraph 4 below.
  - WestRidge Residential Association. Inc., which derives its authority from the Master Declaration described in Paragraph 5 below, and which is commonly known as the "WestRidge Master Association."
- 5. RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in The Greens of WestRidge are subject to the Declaration of Covenants, Conditions & Restrictions for Greens of WestRidge, recorded on June 19, 2008, as Document. 20080619000744790, Real Property Records, Collin County, Texas as it may be amended from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:
  - First Amendment to the Declaration of Covenants, Conditions & Restrictions for Greens of Westridge, recorded on September 08, 2011, as Document No. 20110908000951290
- 6. MASTER DECLARATION INFORMATION:** In addition to the Greens Declaration described in Paragraph 4 above, lots in Greens of WestRidge are also subject to the Master Declaration of Covenants, Conditions and Restrictions for WestRidge Community of McKinney, recorded as Document No. 2002-0011025, in Volume 05089, Page 03427, Real Property Records, Collin County, Texas, as it may be corrected, amended, and supplemented from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:
  - First Supplemental Declaration of Covenants, Conditions and Restrictions for "Eagles Nest at Westridge", a Subdivision within Westridge Community of McKinney, recorded January 22, 2002, as Document No. 2002-0011027, in Volume 05089, Page 3514.
  - First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded May 16, 2002, as Document No. 2002-0070641.

- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Summit at Westridge", a Subdivision within Westridge Community of McKinney, recorded September 19, 2002, as Document No. 2002-01348360.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways at Westridge", a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded September 19, 2002, as Document No. 2002-01348370.
- First Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Eagles Nest at Westridge", a Subdivision within Westridge Community of McKinney, recorded on January 27, 2003, as Document No. 2003-0015934, in Volume 5343, Page 005023.
- First Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded on January 27, 2003, as Document No. 2003-0015935.
- Second Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded on April 30, 2003, as Document No. 2003-0078979.
- Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions, recorded February 05, 2004, as Document No. 2004-00168970.
- First Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions recorded May 17, 2004, as Document No. 2004-00716350.
- Re-Recording of First Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions (Refiled to Include Exhibit "B-1") recorded September 20, 2004, as Document No. 2004-0138486.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways North at Westridge" a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded on February 22, 2005, as Document No. 2005-0021962.
- Declaration of Annexation of Parcel 11B03, recorded November 08, 2005, as Document No. 2005-0158375.
- Declarant Rights Amendment to Declaration of Covenants, Conditions & Restrictions for Westridge Community of McKinney, Texas and Notice of Effect on Association Bylaws, recorded November 08, 2005, as Document No. 2005-1108001586630, in Volume 6040, Page 3447.
- Assignment and Assumption of Declarant Status and Rights Under Master Declaration for Westridge Community, recorded on November 10, 2005, as Document No. 2005-1110001598210.
- Third Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for "Winsor Meadows at Westridge", recorded April 26, 2006, as Document No. 2006-0426000556540.

- First Supplemental Declaration of Covenants, Conditions and Restrictions for “The Fairways West at Westridge” a Subdivision within the Westridge Community of McKinney, Collin County, Texas, recorded March 15, 2007, as Document No. 2007-0315000354700.
- Second Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions Parcel 12 – The Heights at Westridge within Westridge Community of McKinney, Collin County, Texas recorded October 01, 2007, as Document No. 2007-1001001352120.
- Declaration of Annexation for “Greens of Westridge”, II recorded on February 29, 2008, as Document No. 2008-0229000238440.
- Amendment of Master Declaration RE: Declarant Assessments, recorded March 07, 2008, as Document No. 2008-0307000273240.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for “Greens of Westridge” a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded April 29, 2008, as Document No. 2008-0429000514290.
- Amendment of Master Declaration to Identify Neighborhoods, recorded June 03, 2008, as Document No. 2008-060300670420.
- Clarified and Restated Amendment of Master Declaration RE: Declarant Assessments, recorded on July 02, 2008, as Document No. 2008-070200810320.
- Amendment of Master Declaration to Re-Allocate Responsibility for Streetscape Maintenance and Entries, recorded on July 09, 2008, as Document No. 2008-0709000837700.

**7. ASSOCIATION NAME AND MAILING ADDRESS:**

The Greens of WestRidge Owners Association  
c/o Assured Association Management, Inc.  
2500 Legacy Drive, Suite 220  
Frisco, Texas 75034

**8. ASSOCIATION’S MANAGING AGENT:**

Margie Maxwell  
c/o Assured Association Management, Inc.  
2500 Legacy Drive, Suite 220  
Frisco, Texas 75034  
Website: [www.assuredmanagement.com](http://www.assuredmanagement.com)

Phone: (469)-480-8000  
Fax: (469)-480-8080  
Email: [Info@assuredmanagement.com](mailto:Info@assuredmanagement.com)

**9. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:**

[www.thegreensofwr.com](http://www.thegreensofwr.com)

**10. FEES CHARGED RELATING TO PROPERTY TRANSFER:**

Resale Certificate:	\$375.00	Transfer Fee:	\$150.00
Resale Update Fee:	\$ 75.00	Statement of Account:	\$ 50.00
Rush Fees:	\$ 50.00 - \$100.00		

A Reserve Fund Contribution in the amount equal to one-half the Neighborhood HOA's annual assessment is due upon every transfer.

Merchant Services Fees for optional credit card payments will also be charged.

- 11. NOTICE OF TWO ASSESSMENTS & TWO LIENS:** Every lot in Greens of WestRidge is obligated for assessments to two associations - a regular assessment to the Greens Neighborhood Association, and a regular assessment to the WestRidge Master Association - each of which is secured by an assessment lien in favor of the respective association.
- 12. UNIFIED TWO-TIER MANAGEMENT:** Section 2.04 of the Master Declaration of Covenants, Conditions and Restrictions for WestRidge Community of McKinney stipulates that one management company will manage the entire WestRidge Community of McKinney. Accordingly, Assured Association Management, Inc. (AMI) the company that manages the WestRidge Master Association - also manages the seven Neighborhoods Associations, of which Greens is one.
- 13. RESALE CERTIFICATES/SUBDIVISION INFORMATION:** One benefit of unified management is that AMI issues a resale certificate containing pertinent information for both the WestRidge Master Association and the Neighborhood Association.

**DATED** August 29, 2021

**THE GREENS OF WESTRIDGE OWNERS ASSOCIATION,**  
a Texas Nonprofit Corporation

By: Margie Maxwell  
Margie Maxwell, Managing Agent

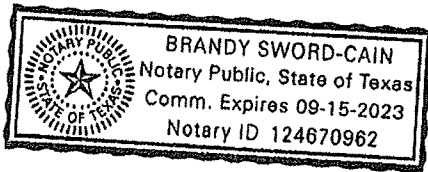
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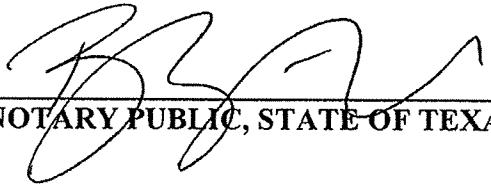
THE STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 1 day of September, 2021, by Margie Maxwell, Managing Agent of The Greens of Westridge Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



  
NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING PLEASE RETURN TO:**

Assured Association Management, Inc.  
2500 Legacy Drive, Suite 220  
Frisco, Texas 75034



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/04/2021 10:06:56 AM  
\$42.00 SCAPELA  
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