



VG-342-2024-113014

Denton County
Juli Luke
County Clerk

Instrument Number: 113014

Real Property Recordings

MISCELLANEOUS

Recorded On: October 18, 2024 09:01 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 113014
Receipt Number: 20241018000104
Recorded Date/Time: October 18, 2024 09:01 AM
User: Jessica S
Station: Station 9

Record and Return To:

GARRETT HOBART



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**REATA RIDGE OWNERS ASSOCIATION, INC
MANAGEMENT CERTIFICATE - DENTON COUNTY**

**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 owners' association hereby records this Property Owners Association Management Certificate for Reatta Ridge Owners Association.

1. The name of the subdivision is Reatta Ridge.
2. The name of the association is Reatta Ridge Owners Association.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Reatta Ridge Final Plat recorded on May 21, 2001, as Document No. 2001-R0048290, Cabinet T, Page 260, Plat Records, Denton County, Texas which is a partial replace of the plat recorded on April 11, 2000, as Document No. 00R0088002, in Cabinet R, Page 319 of the Plat Records, Denton County, Texas.

Reatta Ridge Ph. 2

Final Plat of Reatta Ridge Addition, Phase 2, as approved by the City of Justin, Texas, and filed of record in Cabinet U, Page 606 of the Plat Records of Denton County, Texas, and any subsequent plats that are approved and recorded covering the Reatta Ridge Phase 3 Property and Reatta Ridge Phase 4 Property.

Reatta Ridge Ph. 3 & 4 March 5, 2008, as Document No. 2008-23231 of the Real Property Records of Denton County, Texas.

Final Plat Ph. 4 Document No. 2003-R0056156, April 15, 2003 and Document No. 2019-394 and 20190918000410, September 18, 2009

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions & Restrictions for Reatta Ridge recorded on or about June 13, 2001, at Volume 4857, Page 1605 et seq. of the Real Property Records of Denton County, Texas.

FHA Amendment to Declaration recorded on or about December 6, 2001, at Volume 4978, Page 130 et seq. of the Real Property Records of Denton County, Texas.

First Supplement and Amendment to Declaration recorded on or about March 5, 2008, as Document No. 2008-23231 of the Real Property Records of Denton County, Texas.

Second Supplement and Amendment to Declaration recorded on or about January 13, 2009, as Document No. 2009-3328 of the Real Property Record of Denton County, Texas.

Fourth Amendment to the Declaration recorded on or about December 11, 2020, as Instrument No. 202939 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Reatta Ridge Owners Association
P. O. Box 1147
Justin, Texas 76247

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Garrett DeLong, President Reatta
Ridge Owners Association
P. O. Box 1147
Justin, TX 76247
Telephone: 940-242-1819
Email: Board@reattaridge.org

Kenneth Harbin, Treasurer Reatta
Ridge Owners Association
P. O. Box 1147
Justin, TX 76247
Telephone: 940-242-1819
Email: kenneth.harbin@gmail.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

reattaridge.org

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$375.00
Resale Certificate Update	\$75.00
Transfer Fee	\$275.00
Statement of Account	\$75.00
Expedite Fee (Less the 5 Business Days)	\$250.00
Working Capital Assessment	\$300.00

This REATTA RIDGE OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE - DENTON COUNTY amends and replaces all previously filed management certificates, including those filed as document numbers: 2022-27869 and 2022-62988.

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 18th day of OCT 2024.

REATTA RIDGE OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: _____

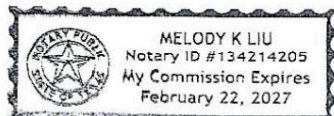
Printed Name: Garrett DeLong

Title: President

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 18th day of October 2024, by of Reatta Ridge Owners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.



Notary public in and for the State of Texas

My Commission Expires: 02/22/2027