

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
THE FOUNTAINS OF LAKE RIDGE PROPERTY OWNERS  
ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of The Fountains of Lake Ridge Property Owners Association, a Texas non-profit corporation (the "*Association*").

**W I T N E S S E T H :**

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1. Name and Recording data for Subdivision. The name of the subdivisions is subject of the Declarations (hereinafter identified) and the recording data for such subdivision is follows: (i) LAKE RIDGE SECTION 4 - PHASE 1, (The Fountains of Lake Ridge), an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2002047, Page 00867 of the Map or Plat Records of Dallas County, Texas; and LAKE RIDGE SECTION 4 - PHASE 2, (The Fountains of Lake Ridge), an Addition to the City of Cedar Hill, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 2003014, Page 00108 of the Map or Plat Records of Dallas County, Texas.
2. Name and Mailing Address of the Association. The name of the Association is The Fountains of Lake Ridge Property Owners Association, and its mailing address is c/o GrandManors, P.O. Box 803555, Dallas, Texas, 75380 or 100 Lake Ridge Parkway, Cedar Hill, TX, 75104.
3. Recording Data for the Declarations. The recording data for the Declaration is as follows: Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, for The Fountains of Lake Ridge Property Owners Association, Inc., Section 4, Phase I, recorded in Volume 2002047, Page 00270 of the Official Public Records of Dallas County, Texas, as amended by instruments recorded in Volume 2002076, Page 03996, as Instrument No. 200600070074, as Instrument No. 200600196895, as Instrument No. 20070056603, and as Instrument No. 201000224249; (ii) Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, for The Fountains of Lake Ridge Property Owners Association, Inc., Section 4, Phase 2, recorded in Volume

2004130, Page 02590 of the Official Public Records of Dallas County, Texas, as amended by instruments recorded as Instrument No. 20060070075, as Instrument No. 200600196894, as Instrument No. 20070056604, and as Instrument No. 201000224250.

4. Name and Contact Information for the Association or the Managing Agent of the Association. The Fountains of Lake Ridge Property Owners Association's designated representative is GrandManors, P.O. Box 803555, Dallas, Texas 75380. The Fountains of Lake Ridge Property Owners Association's phone number is (855) 947-2636. For Resale Certificates the email address is Service@Ciramail.com or www.ciranet.com/ClosingPortal.
5. Website. The Association's website may be found at www.grandmanors.com.
6. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are:

<b>Statement of Acct</b>	\$ 250.00
<b>Conveyance Processing Fee</b>	\$ 325.00
<b>Refinance Fee</b>	\$ 250.00
<b>Resale Certificate Fee</b>	\$ 375.00
<b>Closing Document Rush Fee</b>	\$ 200.00
<b>Conveyance Fee Surcharge for Delinquent Acct</b>	\$ 150.00
<b>Transfer Fee</b>	\$ 325.00
<b>Update Request Fee</b>	\$ 75.00

**The Association is different than the Property Owners Association of Lake Ridge; therefore, a separate resale certificate will need to be ordered for this Association.**

7. Resale Certificates: For Resale Certificates the email address is Service@Ciramail.com.

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

[SIGNATURE TO FOLLOW]

**ASSOCIATION:  
THE FOUNTAINS OF LAKE RIDGE  
OWNERS ASSOCIATION,  
a Texas non-profit corporation**

By: GrandManors  
Its: Managing Agent

By: *Mauricio Muela*  
Community Manager

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This instrument was acknowledged before me on the 30<sup>th</sup> day of June 2022,  
by Mauricio Muela, Community Manager with GrandManors, the Managing  
Agent of The Fountains of Lake Ridge Owners Association, a Texas non-profit corporation.



*K. Wynn*  
Notary Public, State of Texas

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202200182273

eRecording - Real Property

Recorded On: July 01, 2022 10:33 AM

Number of Pages: 4

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

Total Recording: \$34.00

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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: 202200182273  
Receipt Number: 20220630001321  
Recorded Date/Time: July 01, 2022 10:33 AM  
User: Tineka S  
Station: CC43

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**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 Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX