

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
THE HIGHLANDS AT WESTRIDGE OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent for The Highlands at Westridge Owners Association, a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is The Highlands at Westridge.
2. Name of Association: The name of the Association is The Highlands at Westridge Owners Association.
3. Recording Data for the Subdivision:
 - a. 306.388 acres of land as described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions & Restrictions for The Highlands at Westridge" recorded in the Official Public Records of Real Property of Collin County, Texas under Clerk's File No. 20150619000735050 (which said Exhibit "A" is incorporated herein by reference).
 - b. The Highlands at Westridge Phase One (1), a subdivision of Collin County, Texas according to the map or plat thereof, recorded under Document No. 20150619010002220 and in Cabinet 2015, Page 340 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. The Highlands at Westridge Phase Two (2), a subdivision of Collin County, Texas according to the map or plat thereof, recorded under Document No. 20161021010004280 and in Book 2016, Page 729 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. The Highlands at Westridge Phase Three (3), a subdivision of Collin County, Texas according to the map or plat thereof, recorded under Document No. 20161121010004860 and in Book 2016, Page 822 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

- e. The Highlands at Westridge Phase Four (4), a subdivision of Collin County, Texas according to the map or plat thereof, recorded under Document No. 20170103010000010 and in Book 2017, Page 1, SAVE AND EXCEPT Lot One (1) in Block X, Parcel 1507, of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.
- f. The Highlands at Westridge Phase Five (5), a subdivision of Collin County, Texas according to the map or plat thereof, recorded under Document No. 20170224010000890 and in Book 2017, Page 135 of the Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration: *

a. Documents:

- (1) Declaration of Covenants, Conditions & Restrictions for The Highlands at Westridge.
- (2) First Amendment to the Declaration of Covenants, Conditions & Restrictions for The Highlands at Westridge.
- (3) Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Highlands at Westridge.
- (4) Third Amendment to the Declaration of Covenants, Conditions & Restrictions for The Highlands at Westridge.
- (5) Amendment to Withdraw Parcel 1507 from Declaration of Covenants, Conditions & Restrictions for The Highlands at Westridge.

b. Recording Information:

- (1) Collin County Clerk's File No. 20150619000735050.
- (2) Collin County Clerk's File No. 20170111000049660.
- (3) Collin County Clerk's File No. 20180718000895610.
- (4) Collin County Clerk's File No. 20181030001350330.
- (5) Collin County Clerk's File No. 20170614000768240.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Highlands at Westridge Owners Association c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555
Dallas, Texas 75380-3555.

866.473.2573

HIGHWEST@ciramail.com

7. The Association's Dedicatory Instruments are Available to Members Online at:
www.ciranet.com/residentportal.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Home Resale Fee [Declaration Article 18, Subsection 18.5.2]	At the time of closing a Home Resale a one-time contribution in the amount of one-half the annual regular assessment is payable by the buyer or seller for each lot purchased. The Home Resale fee for 2024 is in the amount of \$341.25. For future years, this amount must be confirmed with the Association.
HOA Sale Fee [Declaration, Article 18, Section 18.2 and Appendix C, Section C.14, Subsection C.14.1]	On or before the closing of a New Home Sale to a purchaser other than Declarant, a Successor Declarant, or a Declarant-affiliate, the purchaser is liable for the HOA Sale Fee in the amount of \$500.00 payable to the Association and customary administrative HOA Sale Fees, if any.

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 2nd day of August, 2024.

**THE HIGHLANDS AT WESTRIDGE
OWNERS ASSOCIATION**

By: RealManage, Managing Agent

By: Kim Weir

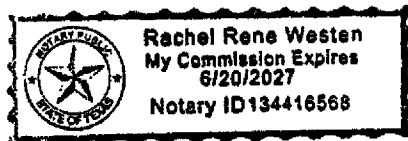
Printed: Kim Weir

Its: Managing Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 2 day of August 2024 personally appeared Kim Weir, VP Operations for RealManage, Managing Agent for The Highlands at Westridge Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Rachel Westen
Notary Public in and for the State of Texas

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000095186

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: August 05, 2024 08:52 AM

Number of Pages: 5

" 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: 2024000095186
Receipt Number: 20240805000134
Recorded Date/Time: August 05, 2024 08:52 AM
User: Amanda J
Station: Station 6

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX