

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 4107

ERecordings-RP

NOTICE

Recorded On: January 12, 2024 03:41 PM

Number of Pages: 5

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" Examined and Charged as Follows: "

Total Recording: \$41.00

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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: 4107  
Receipt Number: 20240112000576  
Recorded Date/Time: January 12, 2024 03:41 PM  
User: Jennifer K  
Station: Station 38

**Record and Return To:**

Simplifile



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

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
STUART RIDGE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Stuart Ridge Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”) and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR STUART RIDGE RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2022-77865 AND 2022-84361, IN THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS.

1.     The name of the subdivision: Stuart Ridge.
2.     The name of the association: Stuart Ridge Residential Community, Inc., a Texas nonprofit corporation.
3.     The recording data for the subdivision: All that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Stuart Ridge, recorded under Document No. 2022-74961, Official Public Records of Denton County, Texas, as same may be amended from time to time (the “**Declaration**”).
4.     The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5.     The name and mailing address of the Association: Stuart Ridge Residential Community, Inc.; c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6.     The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Stuart Ridge Residential Community, Inc. c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	<u><a href="mailto:managementcertificate@nmitx.com">managementcertificate@nmitx.com</a></u>

7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:  
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective as of the date this instrument is recorded in the Official Public Records of Denton County, Texas.

STUART RIDGE RESIDENTIAL COMMUNITY,  
INC., a Texas nonprofit corporation

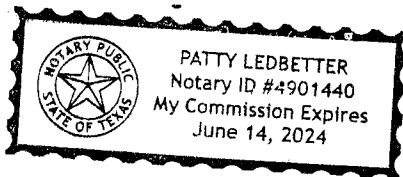
By: [Signature]  
Name: David L Booth  
Title: Officer

THE STATE OF TEXAS     §  
                                  §  
COUNTY OF Dallas     §

This instrument was acknowledged before me on the 10<sup>th</sup> day of January, 2024 by David Booth Officer of Stuart Ridge Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

[Signature]  
Notary Public Signature



**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

### ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Stuart Ridge, recorded under Document No. 2022-74961, in the Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Stuart Ridge Community Manual, recorded under Document No. 2022-75054, in the Official Public Records of Denton County, Texas.
  - (a) Stuart Ridge First Supplement to Community Manual, recorded under Document No. 2024-4074, in the Official Public Records of Denton County, Texas.
3. Stuart Ridge Adoption of Working Capital Assessment, recorded under Document No. 2022-77116, in the Official Public Records of Denton County, Texas.
4. Stuart Ridge Notice of Plat Recordation [Phase 1], recorded under Document No. 2022-75051 in the Official Public Records of Denton County, Texas.
5. Stuart Ridge Notice of Plat Recordation [Phase 2], recorded under Document No. 2022-84133 in the Official Public Records of Denton County, Texas.

### ATTACHMENT 1

STUART RIDGE RESIDENTIAL COMMUNITY, INC.  
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE