

MANAGEMENT CERTIFICATE

CEDAR RIDGE TOWNHOMES ASSOCIATION, A CONDOMINIUM PROJECT

The undersigned, being the Managing Agent of **CEDAR RIDGE TOWNHOMES ASSOCIATION, A CONDOMINIUM PROJECT.**, a non-profit corporation 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 does hereby certify as follows:

1. The name of the subdivision: **Cedar Ridge Townhomes, (the "Subdivision")**
2. The name of the Association: **Cedar Ridge Townhomes Association, a Condominium Project., (the "Association")**
3. The recording data for the Subdivision Development is as follows:

Lot 1, Block 7 Cedar Ridge Unit 1, a subdivision in the City of Corpus Christi, Nueces County, Texas such plat being recorded in Volume 48, Pages 164 & 165, of the Official Map Records of Nueces County, Texas and all improvements now or hereafter erected or constructed thereon.

4. The recording data for the declaration applicable to the Subdivision Development is as follows:

Declaration of Covenants and Conditions and Restrictions for Cedar Ridge Townhomes Association, a Condominium Project., are recorded under Document **No. 406112** of Public Records of Nueces County, Texas.

5. Additional information to be considered is as follow:

Amendment to the Declaration for Cedar Ridge Townhomes Association, a Condominium Project., is recorded under Document **No. 1999023431**, Public Records of Nueces County, Texas; and Second Amendment to the Declaration for Cedar Ridge Townhomes Association, a Condominium Project., is recorded under Document **No. 2004030522** Public Records of Nueces County, Texas.

The Articles of Incorporation of the Association are recorded under Document **No. 6333266** Office of the Secretary of State of Texas.

6. Name and mailing address of the Association is:

Cedar Ridge Townhomes Association, a Condominium Project.
c/o Symmetry Commercial Management LLC
302 Rosebud Ave.
Corpus Christi, Texas 78404 (361)452-3648

7. Name and mailing address of the Association's managing agent is:

Symmetry Commercial Management LLC
302 Rosebud
Corpus Christi, Texas 78404
(361) 452-3648


8. The website address for Cedar Ridge Townhomes Association, a Condominium Project. is: symmetry-cm.com
9. There is a \$200.00 transfer fee relating to the property transfer for Cedar Ridge Townhomes Association, a Condominium Project., and the current resale certificate fee is \$375.00.

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

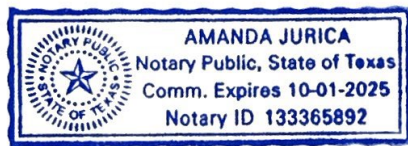
Executed on this 24th day of July, 2024.


**Cedar Ridge Townhomes Association, a
Condominium Project., a Texas non-Profit
Corporation**

By: 
Patricia Wilde, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF NUECES §

BEFORE ME, the undersigned notary public, on this 24th day of July, 2024 personally appeared **Patricia Wilde, Managing Agent of Cedar Ridge Townhomes Association, a Condominium Project.**, a Texas non-profit corporation, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas



VG-85-2024-2024026138

Nueces County
Kara Sands
Nueces County Clerk

Instrument Number: 2024026138

Official Public Records

NOTICE

Recorded On: August 01, 2024 02:49 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$28.00



STATE OF TEXAS
Nueces County

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 Nueces County, Texas

Kara Sands
Nueces County Clerk
Nueces County, TX

***** 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: 2024026138
Receipt Number: 20240801000108
Recorded Date/Time: August 01, 2024 02:49 PM
User: Paula G
Station: CLERK01

Record and Return To:

CEDAR RIDGE TOWNHOMES ASSOCIATION