

## MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. Name of the Subdivision: Chisholm Ridge

2. Subdivision Location: Tarrant County

3. Name of the Association: Chisholm Ridge Homeowners Association, Inc.

4. Recording Data for the Subdivision:

Chisholm Ridge is a phased addition to the City of Fort Worth, Tarrant County, Texas. The tracts and parcels of real property located in the City of Fort Worth, Tarrant County, Texas are more particularly described in Exhibit A.

5. Recording Data for the Declaration:

- Declaration of Covenants, Conditions and Restrictions are filed under Instrument No. D201279417.
- First Amendment to Declaration of Covenants, Conditions, and Restrictions are filed under Instrument No. D202016320.
- Second Amendment to Declaration of Covenants, Conditions, and Restrictions are filed under Instrument No. D203420027.
- Third Amendment to Declaration of Covenants, Conditions, and Restrictions are filed under Instrument No. D205255115.
- Fourth Amendment to Declaration of Covenants, Conditions, and Restrictions are filed under Instrument No. D206346291.
- Fifth Amendment to Declaration of Covenants, Conditions, and Restrictions are filed under Instrument No. D206384113.
- Supplementary Declaration of Covenants, Conditions and Restrictions are filed under Instrument No. D204387430.
- First Amendment to the Bylaws and Original Bylaws are filed under Instrument No. D213037797.
- The Certificate of Incorporation was filed with the State of Texas on 7/13/2001.

6. Other information the Association Considered appropriate for governing, administration or operation of the subdivision and homeowners association:



**D224095428**

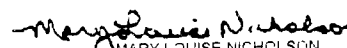
05/31/2024 11:09 AM

Page: 1 of 4

Fees: \$32.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: DUSTIN NEYRA

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

The below Chisholm Ridge Homeowners Association, Inc., and Resolutions are filed under Document No. D221053000.

- Billing Policy and Payment Plan Guidelines
- Records Retention Policy
- Records Inspection Policy
- Membership Voting Policy
- E-mail Registration Policy
- Religious Item Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Devices Guidelines
- Flag Display Guidelines
- Drought-Resistant and Natural Turf Guidelines
- Violation Enforcement Resolution
- Application of Payments Policy
- Conflict of Interest Policy
- Electronic and Telephonic Action Policy
- Payment Plan Policy
- Electric Generators Guidelines
- Uncurable Violation Enforcement Resolution
- Guidelines for Land Use of Adjacent Lots

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Chisholm Ridge Homeowners Association

c/o NTX Management Group

PO Box 1199

Lake Dallas, TX 75065

940-340-1575

chisholmridge@northtexashoa.com

8. The website address of the Association: [www.chisholmridge.com](http://www.chisholmridge.com)

9. Fee(s) Related to Property Transfer:

Resale Package: \$375

Rush Fee (24hrs): \$150

Resale Package Update: \$75

Community Working Capital Contribution: \$100

Administrative Transfer Fee: \$375

Refinance Disclosure: \$150.00

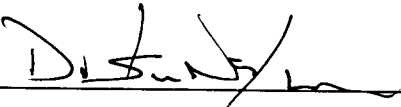
Lender Questionnaire: \$275

**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 THE 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 THE SUBDIVISION. THE REGISTERED AGENT FO THE ASSOCIATION IS ON FILE WITH THE SECRETARY OF STATE.

Signed this 30<sup>th</sup> day of MAY 2024.

Chisholm Ridge Homeowners' Association, Inc.

By:   
Dustin Neyra, Managing Agent

STATE OF TEXAS        §

COUNTY OF DENTON §

This instrument was acknowledged and signed before me this 30<sup>th</sup> day of May, 2024 by Dustin Neyra, representative of NTX Management Group, the Managing Agent of Chisholm Ridge Homeowners' Association, Inc., on behalf of said Association.



Notary Public, State of Texas

After Recording Return To:  
NTX Management Group  
PO Box 1199  
Lake Dallas, TX 75065

## **EXHIBIT A**

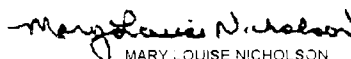
Those tracts and parcels of real property located in the City of Fort Worth, Tarrant County, Texas and more particularly described as follows:

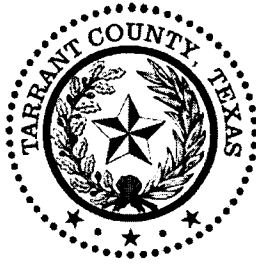
- a) All lots and tracts of land situated in LASATER ADDITION, an Addition to the City of Fort Worth, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 7027 of the Plat Records of Tarrant County, Texas;
- b) PHASE II, SECTION 1, an Addition to the City of Fort Worth, Tarrant County Texas, according to the Plat recorded in Cabinet A, Slide 7069, Plat Records, Tarrant County, Texas; and
- c) PHASE I, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 7761 of the Plat Records of Tarrant County, Texas; and
- d) PHASE I, SECTION 3, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8318 of the Plat Records of Tarrant County, Texas; and
- e) PHASE II, SECTION 2, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map thereof recorded in Cabinet A, Slide 8042, Plat Records, Tarrant County, Texas; and
- f) PHASE II, SECTION 3, an Addition to the City of Fort Worth, Texas, according to the Second Correction Map/Plat recorded in Cabinet A, Slide 9188 of the Map/Plat Records of Tarrant County, Texas; and
- g) PHASE I, SECTION 2A, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 7621 of the Plat Records of Tarrant County, Texas; and
- h) PHASE I, SECTION 2B, an Addition to the City of Fort Worth, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 7761 of the Plat Records of Tarrant County, Texas; and
- i) PHASE I, SECTION 4, an Addition to the City of Fort Worth, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 9016, Plat Records, Tarrant County, Texas; and
- j) All lots and tracts of land situated in LASATER ADDITION, an Addition to the City of Fort Worth, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 9168, Plat Records, Tarrant County, Texas; and
- k) PHASE II, SECTION 3, an Addition to the City of Fort Worth, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 8913, Plat Records, Tarrant County, Texas; and
- l) PHASE II, SECTION 4, an Addition to the City of Fort Worth, Texas, according to the Map or Plat thereof recorded in Cabinet A, Slide 9930, Plat Records, Tarrant County, Texas.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF  
TARRANT COUNTY, TEXAS  
05/31/2024 11:09 AM

D224095428  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE  
Pages: 4  
Fees: \$32.00

  
MARY LOUISE NICHOLSON  
COUNTY CLERK



**Mary Louise Nicholson**  
**Tarrant County Clerk**

100 W. Weatherford  
Fort Worth, TX 76196  
(817) 884 - 1195  
wm-countyclerk@tarrantcounty.com

**OFFICIAL RECEIPT**

RECEIPT NUMBER	DATE
6263743	05/31/2024 11:09:29 AM

**Issued to:** DUSTIN NEYRA  
2143 LEATHERWOOD LN  
DENTON, TX 76210

**For Payment of:**

Type	Pages	Reference #	Fees
1 PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE	4	D224095428	\$32.00
<b>Total:</b>			<b>\$32.00</b>

**Amount Paid:** \$32.00  
**Change:** \$0.00

Method of Payment:	Reference Number:	Amount:
Check	4066	\$32.00

THANK YOU  
Mary Louise Nicholson  
County Clerk  
*Recording life's events since 2011*

Clerk: Tina M



Your feedback is important to us.  
Scan the QR Code and let us know how our service was today.