

The Management Certificate for the Association was recorded with the County, in compliance with the Texas Property Code, and the Clerk's file number and/or document number for the Recording Data for Restrictions should be searched with and without any alpha letter to ensure that the correct recorded information is pulled for the Association.

If you have any questions, contact our customer service at 214-368-4030 or at [NTXcustomercare@associa.us](mailto:NTXcustomercare@associa.us).

**Grayson County  
Deana Patterson  
County Clerk  
Sherman, TX 75090**

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**Instrument Number:** 2022 - 2612

ERecordings-RP

**Recorded On:** January 25, 2022 02:40 PM

**Number of Pages:** 3

**Parties:** COUNTRY RIDGE ESTATES NO 1 HOA

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

**Total Recording:** \$20.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described Document  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

**Document Number:** 2612  
**Receipt Number:** 20220125000116  
**Recorded Date/Time:** January 25, 2022 02:40 PM  
**User:** Rachelle C  
**Station:** CLERK06

**Record and Return To:**

CSC Global



**STATE OF TEXAS  
COUNTY OF GRAYSON**

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 Grayson County, Texas.

Deana Patterson  
County Clerk  
Grayson County, TX

# **COUNTRY RIDGE ESTATES NO. 1 HOMEOWNERS ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **COUNTRY RIDGE ESTATES NO. 1 HOMEOWNERS ASSOCIATION** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** COUNTRY RIDGE ESTATES NO. 1 HOMEOWNERS ASSOCIATION

**Name of the Association:** COUNTRY RIDGE ESTATES NO. 1 HOMEOWNERS ASSOCIATION

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in GRAYSON County, Texas, as follows;

- (a) Country Ridge Estates No. 1 Homeowners Association, recorded under Film Code No. 2001-129381, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of GRAYSON County, Texas, as follows:

- (a) Certificate of Incorporation, under Grayson County Clerk's file no. D2001-125827
- (b) Bylaws of Country Ridge Estates No. 1 Homeowners Association, under Grayson County Clerk's File no. D0125827
- (c) Declaration, Conditions and Restrictions for Country Ridge Estates No. 1 Homeowners Association, under Grayson County Clerk's File no. D0125827
- (d) Declaration, Conditions and Restrictions for Country Ridge Estates No. 1 Homeowners Association, under Grayson County Clerk's File no. D00008498

**Name and Mailing Address of the Association**

Country Ridge Estates No. 1 Homeowners Association  
c/o Principal Management Group of North Texas  
12700 Park Central Drive Ste 600  
Dallas, Texas 75251

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Principal Management Group of North Texas  
12700 Park Central Drive Ste 600  
Dallas, Texas 75251  
214-368-4030  
NTXcustomer@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)  
[www.countryridgehoa.preview.townsq.io](http://www.countryridgehoa.preview.townsq.io)  
[countryridgehoa.com](http://countryridgehoa.com)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$45  
Resale Certificate: \$375

Resale Certificate Update: \$75

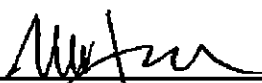
Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$120 for 3 day expedite

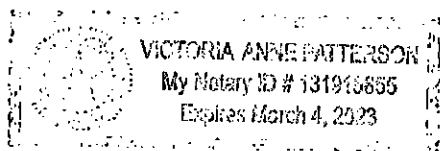
Executed on this the 11 day of January, 2022

Country Ridge Estates No. 1 Homeowners Association, acting by  
and through its managing agent, Principal Management Group of  
North Texas

  
\_\_\_\_\_  
Mark Southall, Branch President

STATE OF TEXAS           §  
                                      §  
COUNTY OF GRAYSON   §

This instrument was acknowledged before me on the 10 day of January, 2022 by Mark Southall, Branch President with  
Principal Management Group of North Texas, the managing agent for Country Ridge Estates No. 1 Homeowners Association, a  
Texas nonprofit corporation, on behalf of such corporation.



  
\_\_\_\_\_  
Notary Public, State of Texas

When recorded return to:  
Principal Management Group of North Texas  
12700 Park Central Drive Ste 600  
Dallas, Texas 75251