

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**TRACE RIDGE OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **TRACE RIDGE OWNERS ASSOCIATION, INC.** (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:** TRACE RIDGE OWNERS ASSOCIATION, INC.

**Name of the Association:** TRACE RIDGE OWNERS ASSOCIATION, INC.

**Recording Data for Association:**

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

- (a) Trace Ridge Owners Association, Inc., recorded under Film Code No. D198194752, along with any supplements or replats thereof;
- (b) Trace Ridge Owners Association, Inc. Replat Amended, recorded under Film Code No. D199006958, along with any supplements or replats thereof;
- (c) Trace Ridge Owners Association, Inc. Replat Amended, recorded under Film Code No. D200072770, along with any supplements or replats thereof;
- (d) Trace Ridge Owners Association, Inc. Replat Amended, recorded under Film Code No. D201098385, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

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

- (a) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D200041419
- (b) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D220301997
- (c) Trace Ridge Owners Association, Inc. Rule Adoption, under Tarrant County Clerk's file no. D209047089
- (d) Trace Ridge Owners Association, Inc., Rules and Regulations, under Tarrant County Clerk's file no. D207397321
- (e) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D212033242
- (f) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D212033248
- (g) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D212033244
- (h) Trace Ridge Homeowners Association Rule Adoption, under Tarrant County Clerk's file no. D204376643
- (i) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D212033245
- (j) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D210250857
- (k) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D212033247
- (l) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D212033243
- (m) Notice of Filing of Dedicatory Instruments for Trace Ridge Owners Association, Inc., under Tarrant County Clerk's file no. D212033246

(n) Trace Ridge Homeowners Association, Inc., Filing Policy, under Tarrant County Clerk's file no. D206124081

**Name and Mailing Address of the Association**

Trace Ridge Owners Association, Inc.  
c/o Principal Management Group of North Texas  
801 E. Campbell Rd #620  
Richardson, TX 75081

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

Principal Management Group of North Texas  
801 E. Campbell Rd #620  
Richardson, TX 75081  
214-368-4030  
NTXcustomercare@associa.us

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)  
[www.traceridge2018.previews.townsq.io](http://www.traceridge2018.previews.townsq.io)  
[traceridge.com](http://traceridge.com)

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

New account setup fee establishing new owner's account in the association's records: \$45  
Capital Fee: \$150  
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

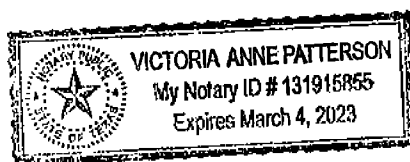
Executed on this the 22 day of April, 2022

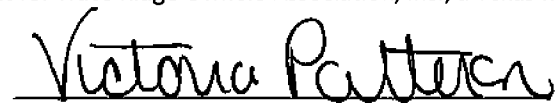
Trace Ridge Owners Association Inc., acting by and through its  
managing agent, Principal Management Group of North Texas

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

STATE OF TEXAS           §  
   §  
COUNTY OF TARRANT   §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for Trace Ridge Owners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



  
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Notary Public, State of Texas