

SUNSET RIDGE ALVARADO HOMEOWNERS ASSOCIATION, INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Sunset ridge Homeowners 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: Sunset Ridge

Name of the Association: Sunset Ridge Alvarado Homeowners Association, Inc

Recording Data for Association:

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

- (a) Plat Map recorded with Johnson County filed for record ad Document number 2023-4353.

Recording Data for Restrictions:

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

- (a) Notice of Filing Dedicatory Instruments filed for record as Document number 2023-4053.
- (b) First Amendment to the Notice of Filing Dedicatory Instruments filed for record as Document number 2023-24367.
- (c) Declaration of CCR filed for record as Document number 2023-4143.
- (d) Restrictive Covenants filed for record as Document number 1998-4494.

Name and Mailing Address of the Association

Sunset Ridge Alvarado Homeowners Association, Inc

c/o Principal Management Group of North Texas

801 E. Campbell Road Ste 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 Road Ste 620

Richardson, TX 75081

214-368-4030

NTXcustomercare@associa.us

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Initial Contribution: \$200

Expediate Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1-day expediate
\$120 for 3-day expediate

Executed on this the 7 day of August 2024

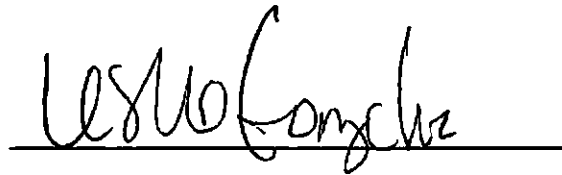
Sunset Ridge Alvarado Association, Inc, acting by and
through its managing agent, Principal Management Group of North
Texas



Mark Southall, Branch President

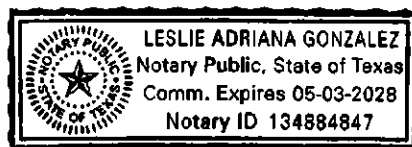
STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 7th day of August 2024 by Mark Southall, Branch President with
Principal Management Group of North Texas, the managing agent for **Sunset Ridge Alvarado Association, Inc**, a Texas
nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Road Ste 620
Richardson, TX 75081



Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 22585

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: August 09, 2024 01:55 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* 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: 2024 - 22585
Receipt Number: 20240809000120
Recorded Date/Time: August 09, 2024 01:55 PM
User: Amanda T
Station: ccl83

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

**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 Johnson County, Texas.**

April Long
Johnson County Clerk
Johnson County, TX

April Long