

**AFTER RECORDING, RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

STATE OF TEXAS           §  
                                          §  
COUNTY OF COLLIN     §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
RIDGE VIEW TOWNHOME RESIDENTIAL COMMUNITY, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE ("*Certificate*") is made on behalf of RIDGE VIEW TOWNHOME RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation ("*Association*").

W I T N E S S E T H :

**WHEREAS**, GRBK Frisco LLC, a Texas limited liability company, as Declarant, previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Ridge View, recorded under Instrument No. 20180821001048680 in the Official Public Records of Collin County, Texas ("*Declaration*"), including any amendments thereof or supplements thereto, all are incorporated herein.

**WHEREAS**, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

1.     **Name of the Subdivision.** The name of the subdivision which is the subject of the Declaration is Ridge View.

2.     **Name and Mailing Address of the Association.** The name of the Association is Ridge View Townhome Residential Community, Inc., and its mailing address is c/o Paragon Property Management Group ("*Paragon*"), 2805 North Dallas Parkway, Suite 400, Plano, Texas 75093.

3. **Recording Data for the Subdivision.** The recording data for the subdivision is recorded under Instrument No. 20180821010003860, as amended or revised and including any replats thereof, in the Map/Plat Records or Official Public Records of Collin County, Texas.

4. **Recording Data for the Declaration.** The recording data for the Declaration is recorded under Instrument No. 20180821001048680, along with any additional amendments thereof or supplements thereto, recorded in the Official Public Records of Collin County, Texas.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The current name and mailing address for the Association's managing agent is c/o Paragon, 2805 North Dallas Parkway, Suite 400, Plano, Texas 75093, telephone number is (469) 969-7367, and email address is [hoasupport@paragonpmg.com](mailto:hoasupport@paragonpmg.com).

6. **Website.** The Association's website may be found at <https://paragonpmg.cincwebaxis.com/>.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are: (i) up to \$375.00 as resale certificate fee; (ii) up to \$75.00 as update fee - resale certificate; and (iii) up to \$304.00 as transfer fee.

8. **Resale Certificates.** Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Paragon via <https://paragonpmg.cincwebaxis.com/> or e-mail at [hoasupport@paragonpmg.com](mailto:hoasupport@paragonpmg.com). The telephone number for Paragon is (469) 969-7367. Alternatively, you may contact the office for Paragon at 2805 North Dallas Parkway, Suite 400, Plano, Texas 75093 or by email at [hoasupport@paragonpmg.com](mailto:hoasupport@paragonpmg.com).

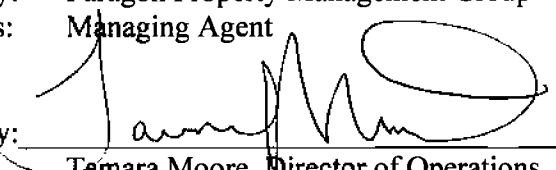
**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

**ASSOCIATION:**

**RIDGE VIEW TOWNHOME RESIDENTIAL  
COMMUNITY, INC.**

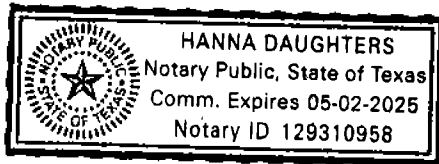
**a Texas non-profit corporation**

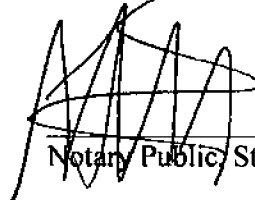
By: Paragon Property Management Group  
Its: Managing Agent

By:   
Tamara Moore, Director of Operations

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the 11 day of January, 2023  
by Tamara Moore, Director of Operations with Paragon Property Management Group, the  
Managing Agent of Ridge View Townhome Residential Community, a Texas non-profit  
corporation.



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

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000003271

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 11, 2023 03:45 PM

Number of Pages: 4

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

Total Recording: \$34.00

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

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

**File Information:**

Document Number: 2023000003271  
Receipt Number: 20230111000332  
Recorded Date/Time: January 11, 2023 03:45 PM  
User: Amanda J  
Station: Station 9

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX