

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2024-0028121

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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 09/10/2024 at 10:28 AM Document Number: <u>2024-0028121</u> Receipt No: <u>24-24590</u> Amount: \$ <u>33.00</u> Vol/Pg: <u>V:8661 P:29</u>	E-RECORDING



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Viviana Basurto, Deputy

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.

Record and Return To:

RIDDLE & WILLIAMS
3811 TURTLE CREEK BLVD. STE.
DALLAS, TX 75219-4497



**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE FOR
SHAMROCK RIDGE SUBDIVISION**

STATE OF TEXAS
COUNTY OF KAUFMAN

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Shamrock Ridge Subdivision.

1. The name of the subdivision is Shamrock Ridge Subdivision.
2. The name of the association is Shamrock Ridge Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Shamrock Ridge

Recorded on or about December 19, 1997, at Public Cabinet 2, Sleeve 180 of the Real Property Records of Kaufman County, Texas.

Final Plat of Shamrock Ridge Phase Two

Recorded on or about June 15, 1998, in Public Cabinet 2, Sleeve 198 of the Real Property Records of Kaufman County, Texas.

Final Plat of Shamrock Ridge Phase Three

Recorded on or about March 9, 1999, in Public Cabinet 2, Sleeve 227 of the Real Property Records of Kaufman County, Texas.

Final Plat of Shamrock Ridge Phase IV

Recorded on or about January 18, 2000, in Public Cabinet 2, Sleeve 289 of the Real Property Records of Kaufman County, Texas.

Final Plat of Shamrock Ridge Phase Five

Recorded on or about June 25, 2001, in Public Cabinet 2, Sleeve 5373 of the Real Property Records of Kaufman County, Texas.

Final Plat of Shamrock Ridge Phase Six

Recorded on or about March 13, 2002, in Public Cabinet 2, Sleeve

426 of the Real Property Records of
Kaufman County, Texas.

Final Plat of Shamrock Ridge Phase VII

Recorded on or about July 30, 2003,
in Public Cabinet 2, Sleeve 520 of
the Real Property Records of
Kaufman County, Texas.

Final Plat of Shamrock Ridge Phase VIII

Recorded on or about April 29, 2005,
in Public Cabinet 2, Sleeve 629 of
the Real Property Records of
Kaufman County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Fifth Amended and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens on and for Shamrock Ridge Subdivision, recorded on or about January 23, 2008, as Document No. 2008-00001521, at Volume 3329, Page 351 *et seq.* of the Real Property Records of Kaufman County, Texas.

5. The name and mailing address of the association:

Shamrock Ridge Homeowners Association, Inc.
c/o FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254
Telephone: 214-871-9700
Email: Mgmt-CertificateTX@fsresidential.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://ShamrockRidge.connectresident.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional) – (Single Family)	\$250.00
Loan Estimate Questionnaire (optional) – (Single Family)	\$100.00
Special Assessment for 2024 – Water Frontage Home	\$699
Special Assessment for 2024 – All other homes	\$437

9. Other information the association considers appropriate:

For all resale and refinance information, please contact Mgmt-CertificateTX@fsresidential.com

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 9 day of September, 2024.

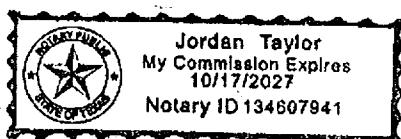
**SHAMROCK RIDGE
HOMEOWNERS ASSOCIATION, INC.,**
a Texas non-profit corporation

By: Jennifer Huerta
Name: JENNIFER HUERTA
Title: Managing Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the 9 day of September, 2024, by Jennifer Huerta, the managing agent of Shamrock Ridge Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Jordan Taylor
Notary Public, State of Texas