

\*VG-364-2021-202100260325\*

Dallas County  
John F. Warren  
Dallas County Clerk

---

Instrument Number: 202100260325

Real Property Recordings

Recorded On: August 31, 2021 01:48 PM

Number of Pages: 3

---

" Examined and Charged as Follows: "

Total Recording: \$30.00

---

\*\*\*\*\* 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: 202100260325  
Receipt Number: 20210831000964  
Recorded Date/Time: August 31, 2021 01:48 PM  
User: Hilga R  
Station: CC13

**Record and Return To:**

CMA INC  
1800 PRESTON PARK BLVD STE 200  
  
PLANO TX 75093



STATE OF TEXAS

Dallas County

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 Dallas County, Texas

John F. Warren  
Dallas County Clerk  
Dallas County, TX

**MANAGEMENT CERTIFICATE  
FOR  
THE HILLS OF LAKE RIDGE**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Hills of Lake Ridge.

1. The name of the subdivision is The Hills of Lake Ridge.
2. The name of the association is The Hills of Lake Ridge Property Owners Association.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Hills at Lake Ridge, Section 7, Phase II Final Plat filed as Volume 99062, Page 00068 on 03/31/1999.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 7, Phase II Recorded in the Property Records of Dallas County, Texas as Volume 99062, page 00068 on 03/31/1999.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 7, Phase II, Recorded in the Property Records of Dallas County, Texas, filed as Document # 1795500 on 04/18/02, in the Real Property Records of Dallas County, Texas.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, Section 7, Phase II, Recorded in the Property Records of Dallas County, Texas, filed as Document # 20070845585 on 02/06/2007.

5. The Hills of Lake Ridge Property Owners Association, in c/o RTI/Community Management Association, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address is [closing@cmamanagement.com](mailto:closing@cmamanagement.com) and the association's website is [www.cmamanagement.com](http://www.cmamanagement.com).
7. Fees charged in connection with a property transfer in the subdivision are:
  - Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
  - **Transfer Fee: \$175**
  - Foreclosure Transfer Fee: \$190
  - This is a sub association of Property Owners of Lake Ridge, a 2<sup>nd</sup> resale will need to be ordered.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26<sup>th</sup> day of August, 2021.

THE HILLS OF LAKE RIDGE PROPERTY OWNERS ASSOCIATION

by: CMA, its Manager

By: Susan Atkinson

ACKNOWLEDGMENT

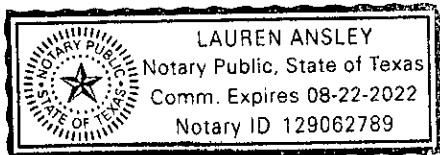
STATE OF TEXAS

§  
§

COUNTY OF COLLIN

§

This instrument was acknowledged before me on the 26<sup>th</sup> day of August, 2021 by Susan Atkinson of CMA, Manager for The Hills of Lake Ridge Property Owners Association, a Texas non-profit corporation, on behalf of said non profit corporation.



Lauren Ansley  
Notary Public, State of Texas

**AFTER RECORDING, RETURN TO:**

CMA, Inc.  
Attention: Lauren Ansley  
1800 Preston Park Boulevard, Suite 200  
Plano, Texas 75093