


MARY LOUISE NICHOLSON
COUNTY CLERK

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
ROSEMARY RIDGE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Rosemary Ridge Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES FOR ROSEMARY RIDGE RESIDENTIAL COMMUNITY, INC., INCLUDING, BUT NOT LIMITED TO, THOSE RECORDED UNDER DOCUMENT NOS. D222295102 AND D223207859, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Rosemary Ridge.
2. The name of the Association: Rosemary Ridge Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Rosemary Ridge, recorded under Document No. D222294623 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Rosemary Ridge Residential Community, Inc., c/o Legacy Southwest Property Management, 5600 Tennyson Parkway, Suite 270, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Rosemary Ridge Residential Community, Inc., c/o Legacy Southwest Property Management
Mailing Address:	5600 Tennyson Parkway, Suite 270, Plano, TX 75024
Attn:	Danielle Lascalere
Telephone Number:	214-705-1615
Email Address:	<u>Danielle@legacysouthwestpm.com</u>

7. Website to access the Association's dedicatory instruments:
www.rosemaryridgetxhoa.com

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - one-half (1/2) of the annual Regular Assessments

Transfer Fee - \$150.00

Resale Certificate Fee:

- \$250.00 - \$350.00 (Developer to Homebuilder)
- \$350.00 - \$450.00 (Homebuilder to Owner)
- \$350.00 - \$450.00 (Owner to Owner)


Refinance Certificates, PUD forms, lender questionnaires or other related forms:
\$25.00 - \$100.00, depending upon the type of form

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

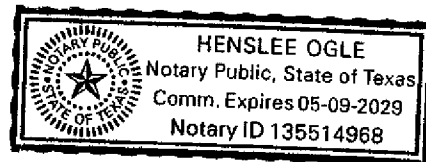
ROSEMARY RIDGE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Name: Max Miller
Title: Director

STATE OF TEXAS §
COUNTY OF Dallas §
 §

This instrument was acknowledged before me on the 1 day of August, 2025, by Max Miller, Director of Rosemary Ridge Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Kristi E. Stotts, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: kstotts@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Rosemary Ridge, recorded under Document No. D222294623 in the Official Public Records of Tarrant County, Texas.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for Rosemary Ridge, recorded under Document No. D223207565 in the Official Public Records of Tarrant County, Texas.
 - b. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Rosemary Ridge, recorded under Document No. D225011585 in the Official Public Records of Tarrant County, Texas
2. Rosemary Ridge Community Manual, recorded under Document No. D222294983 in the Official Public Records of Tarrant County, Texas.
 - a. Rosemary Ridge First Supplement to Community Manual, recorded under Document No. D223207615 in the Official Public Records of Tarrant County, Texas.
3. Rosemary Ridge Adoption of Working Capital Assessment, recorded under Document No. D222294960 in the Official Public Records of Tarrant County, Texas.
4. Rosemary Ridge Notice of Addition of Land [Miraverde-Phase 2], recorded under Document No. D225084557 in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

ROSEMARY RIDGE RESIDENTIAL COMMUNITY, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE