

**4th AMENDED MANAGEMENT CERTIFICATE**

(Texas Property Code Section 209.004)

1. NAME OF SUBDIVISION: **MAGNOLIA RIDGE SUBDIVISION PHASES 5 & 6**

2. SUBDIVISION RECORDING DATA:

The plat of Phase 5 of the Subdivision recorded in Volume 1106, Page 333, Official Public Records, Upshur County, Texas, Clerk's Instrument No. 201306438; and the plat of Phase 6 of the Subdivision recorded in Volume 1227, Page 62, Official Public Records, Upshur County Texas.

3. DECLARATION RECORDING DATA:

The Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge Subdivision Phase V recorded in Volume 1124, Page 506, Official Public Records, Upshur County, Texas; and Supplement to Declarations of Restrictions, Covenants and Conditions for Magnolia Ridge Subdivision Phase 6, recorded in Volume 1235, Page 387, Official Public Records, Upshur County, Texas. Clerk's Instrument Nos. 201400883 and 201601061 respectively.

4. NAME OF ASSOCIATION:

MAGNOLIA RIDGE SUBDIVISION HOMEOWNERS' ASSOCIATION, an unincorporated non-profit organization

5. ASSOCIATION GOVERNING DOCUMENTS (Dedictory Instruments)

The Declaration of Covenants, Conditions and Restrictions for Magnolia Ridge Subdivision Phase V recorded in Volume 1124, Page 506, Official Public Records, Upshur County, Texas; and Supplement to Declarations of Restrictions, Covenants and Conditions for Magnolia Ridge Subdivision Phase 6, recorded in Volume 1235, Page 387, Official Public Records, Upshur County, Texas. Clerk's Instrument Nos. 201400883 and 201601061 respectively.

The Bylaws of Magnolia Ridge Subdivision Phase 5 & 6 HOA as attached to this 4th Amended Management Certificate as Exhibit "A", Guidelines for Alternative Payment Plans as Exhibit "B", Alternative Payment Plan Agreement as Exhibit "C", Document Retention Policy as Exhibit "D" and Records Production and Copying Policy as Exhibit "E"

The Rules and Regulations for Magnolia Ridge Subdivision Phase 5 & 6 Homeowners association as filed and recorded in: Clerk's file Number Instrument 202503483, for the Official Public Records, Upshur County, Texas.

CERTIFIED TO BE A TRUE AND
CORRECT COPY



TERRI ROSS, County Clerk
UPSHUR COUNTY, TEXAS

Page 1 of 26

6. MAILING ADDRESS OF ASSOCIATION OR MANAGING AGENT:

MAGNOLIA RIDGE SUBDIVISION PHASE 5 & 6 HOMEOWNERS ASSOCIATION,
PO BOX 5010
LONGVIEW, TEXAS 75608

7. Email Address of Association:

Magnoliaridgehoadt56@gmail.com

8. PRINCIPLE OFFICE ADDRESS, mailing address, telephone number, and e-mail address of person's managing the association:

Cindy Duckworth, Director/President
130 Kallan Rd, Diana, Texas 75640; (903) 746-7645
mamacduck@aol.com

Karen J. Snell, Director/Secretary
168 Kallan Rd, Diana, Texas 75640; (505) 557-7203
snell281@comcast.net

Richard M. Stevens II, Director
231 Bralan Dr, Diana, Texas 75640 (540) 220-1753
Rmstevens2@gmail.com

Jayson Cooke, Director
375 Emma, Diana, Texas 75640 (806) 683-7533
Jaycooke04@gmail.com

9. PROPERTY TRANSFER FEE CHARGED BY THE ASSOCIATION

\$750 Transfer of Membership Fee (to include \$375 Resale Certificate if requested)

10. REGULAR ASSESSMENT FEES (beginning July 1, 2025 and to be determined yearly thereafter by Board):

\$500 per lot per year

11. NEW FISCAL YEAR Beginning: July 1 st, 2025

CERTIFIED TO BE A TRUE AND
CORRECT COPY



TERRI ROSS, County Clerk
UPSHUR COUNTY, TEXAS

Page 2 of 26

12. RESALE CERTIFICATE FEE

\$375

13. WEB PAGE:

<https://magnoliaridgediana.neighborhood.online>

14. FACEBOOK PAGE

<https://www.facebook.com/magnolia.ridge.diana.hoa.5.6>

Magnolia Ridge Subdivision Phase 5 & 6 Homeowners Association

an unincorporated nonprofit association

BY:

Cindy Duckworth

CINDY DUCKWORTH, BOARD OF DIRECTOR/PRESIDENT

Karen J. Snell

KAREN J. SNELL, BOARD OF DIRECTOR/SECRETARY

7-7-2025

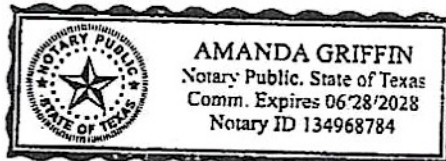
DATE

7-7-2025

DATE

STATE OF TEXAS

COUNTY OF UPSHUR



This instrument was acknowledged before me on the 7th day of July, 2025 by: Cindy Duckworth, Director/President and Karen J. Snell, Director/Secretary of MAGNOLIA RIDGE SUBDIVISION PHASE 5 AND Phase 6 HOMEOWNERS' ASSOCIATION, an unincorporated non-profit association, on behalf of said association.

Amanda Griffin

Notary Public, State of Texas

CERTIFIED TO BE A TRUE AND
CORRECT COPY



TERRI ROSS, County Clerk
UPSHUR COUNTY, TEXAS

Page 3 of 20