

5<sup>th</sup> AMENDED MANAGEMENT CERTIFICATE

(Texas property Code Section 209.004)

1. NAME OF SUBDIVISION: MAGNOLIA RIDGE SUBDIVISION PHASE 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 2016 01061 respectively.

The Bylaws of Magnolia Ridge Subdivision Phase 5 & 6 HOA as attached to this 5<sup>th</sup> 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 Instrument 202503483, for the Official Public Records, Upshur County, Texas,

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CERTIFIED TO BE A TRUE AND  
CORRECT COPY



TERRI ROSS, County Clerk  
UPSHUR COUNTY, TEXAS

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The Supplemental Rules and Regulations for Magnolia Ridge Subdivision Phase 5 & 6 Homeowners Association as filed and recorded in Upshur County Clerk's Instrument No. 202505229, for the Official Public Records, Upshur County, Texas.

6. MAILING ADDRESS OF ASSOCIATION OR MANAGEMENT AGENT:

Magnolia Ridge Subdivision Phase 5 & 6 Homeowners Association  
P.O. Box 5010  
Longview, Texas 75608

7. EMAIL ADDRESS OF ASSOCIATION:

Magnoliaridgehoadt56@gmail.com

8. PRINCIPLE OFFICE ADDRESS, mailing address, telephone number, and email address of person/s managing the association:

Cindy Duckworth, Director/President

130 Kallan Rd, Diana, Texas 75640 (903) 746-7645

mamacduck@aol.com

Richard M. Stevens II, Director

231 Bralan Dr., Diana, Texas 75640 (540)220-1753

Rmstevens2@gmail.com

Jason Cooke, Director

375 Emma, Diana, Texas 75640 (806) 683-7533

Jaycooke04@gmail.com

John S. Budd, Director

150 Kallan Rd. Diana, Texas 75640 (903)353-4825

Johnsbudd56@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 FEE (Beginning July 1, 2025, and to be determined yearly thereafter by Board)

\$500 per lot per year

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11. NEW FISCAL YEAR Beginning: July 1, 2025

12. RESALE CERTIFICATE:

\$375

13. BUILDERS FEE FOR NEW RESIDENCE CONSTRUCTION (Paid by Owner/Member of Lot prior to initiation of work for preservation of streets and common areas)

\$1,500

14. BUILDERS FEE FOR CONSTRUCTION OF ACCESSORY STRUCTURE (including detached garages, shops, storage rooms etc., or the CONSTRUCTION OF ADDITIONS TO EXISTING RESIDENCES of: (rooms, pools, patios, or replacement of driveways) (Paid by Owner/Member of Lot prior to initiation of work for preservation of streets and common areas)

\$750

15. WEB Page:

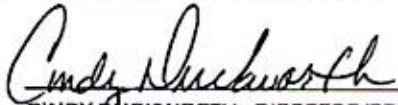
<https://magnoliaridgediana.neighborhood.online>

16. FACEBOOK PAGE

[https://www.facebook.com/magnolia\\_ridge.diana\\_hoa.5.6](https://www.facebook.com/magnolia_ridge.diana_hoa.5.6)

Magnolia Ridge Subdivision Phase 5 & 6 Homeowners Association  
And unincorporated, nonprofit association

BY:



CINDY DUCKWORTH, DIRECTOR/PRESIDENT

8-20-25

DATE

STATE OF TEXAS  
COUNTY OF UPSHUR



This instrument was acknowledged before me on the 20th day of August, 2025, by: Cindy Duckworth, Director/President of MAGNOLIA RIDGE SUBDIVISION PHASE 5 & 6 Homeowners Association, an unincorporated non-profit association, on behalf of said association.



Notary Public, State of Texas

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