

\*VG-342-2025-7340\*

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number:** 7340

Real Property Recordings

MISCELLANEOUS

Recorded On: January 24, 2025 01:28 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 7340  
Receipt Number: 20250124000410  
Recorded Date/Time: January 24, 2025 01:28 PM  
User: Brandon H  
Station: Station 10

**Record and Return To:**

SOUTHRIDGE ESTATES HOMEOWNERS ASSOCIATION INC  
1332 TEASLEY LANE STE 268  
DENTON TX 76205



STATE OF TEXAS  
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**MANAGEMENT CERTIFICATE  
SOUTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §


COUNTY OF DENTON §

The undersigned, being an Officer of Southridge Estates Homeowners Association, Inc. (the "Association"), and in accordance with section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Southridge Estates Phase 1; Southridge Estates Phase 2; Southridge Estates Phase 3 (the "Subdivision Development").
2. The name of the Association is Southridge Estates Homeowners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development are as follows: Phase 1 in Cabinet K, Pages 398-99 (Document 94-R0092111), Document 95-R0012284 (Correction), and Cabinet N, Page 381 (Document 97-R0067976); Phase 2 in Cabinet M, Pages 97-98 (Document 96-R0028050); and Phase 3 in Cabinet O, Page 268 (Document 98-R0024875) in the Plat Records of Denton County, Texas.
4. The recording data for the declarations applicable to the Subdivision Development are as follows: Declaration of Covenants, Conditions, and Restrictions for Southridge Estates, recorded as Document 95R0038519; First Supplemental Declaration of Covenants, Conditions, and Restrictions for Southridge Estates, recorded as Document 96-R0043787; Notice of Voluntary Relinquishment, recorded as Volume 4496, Page 0352 (Document 99- R0129921).
5. The name, website, and mailing address of the Association is Southridge Estates Homeowners Association, Inc., [www.southridgeestateshoa.com](http://www.southridgeestateshoa.com), 1332 Teasley Lane, Suite 268 Denton, Texas 76205.
6. The name, telephone number, email and mailing address of the person or entity managing the Association is Andrea Murillo, as President of the Southridge Estates Homeowners Association, Inc., (940) 703-5907, [president@southridgeestateshoa.com](mailto:president@southridgeestateshoa.com), 1332 Teasley Lane, Suite 268 Denton, Texas 76205.
7. The name, telephone number and mailing address of the Association's registered agent is Thrive Business Centers, LLC, dba Texas Business Centers, (940) 435-0078, 1332 Teasley Lane, Denton, Texas 76205.
8. The Association does not charge fees related to the sale or transfer of a lot within the community. However, it does charge a fee of \$175.00, to be paid in advance, for expedited resale certificates (those requested to be completed prior to the allotted time limit).

This management Certificate is effective as of the first day of January, 2025.

Southridge Estates Homeowners Association, Inc.  
A Texas nonprofit corporation



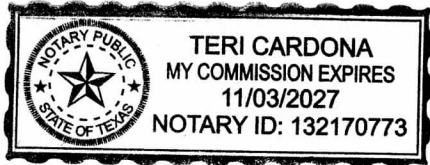
BY: Sheryl Galbreath  
ITS: Secretary Treasurer

THE STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Sheryl Galbreath, Secretary Treasurer of Southridge Estates Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed the seal of office, this 23 day of January, 2025.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Southridge Estates Homeowners Association, Inc.  
1332 Teasley Lane, Suite 268  
Denton, Texas 76205