

1. Name of Subdivision: Montgomery Ridge.
2. Name of Association: Montgomery Ridge Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a) Montgomery Ridge is an addition to the city of Allen located in Collin County, Texas, according to the maps or plats thereof, recorded in the Map Records of Collin County, Texas, under File Number 20150611010002020 along with any amendments or supplements thereto.
4. Recording Data for the Declaration:
 - a) Montgomery Ridge is subject to the Declaration of Covenants, Conditions, and Restrictions for Montgomery Ridge Homeowners Association, Inc. which are filed in the real property records in Collin County, Texas as follows:
 - a. Recording Date: 07/28/2016; Filed Document: DCCER; Recording Information: 20160728000977000.
5. Name and Mailing Address of the Association is: Montgomery Ridge Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Montgomery Ridge Homeowners Association, Inc. c/o FirstService Residential Texas, Inc., 14951 North Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 214-871-9700.

8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website is:<https://montgomeryridgeallen.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Disclosure Package: \$375.00
 - i. 1-2 days: \$500.00.
 - ii. 3-5 days: \$450.00.
 - b. Resale Disclosure Update: \$75.00
 - c. Transfer Fee: \$340.00.
 - d. Refinance Certificate Fee: \$150.00.
 - i. 1-2 days: \$275.00.
 - ii. 3-5 days: \$225.00.
 - e. Reserve Fund: \$250.00
 - f. Working Capital: \$225.00
 - g. HOA Questionnaire (optional): \$250.00
 - h. Loan Estimate Questionnaire (optional): \$100.00

Executed on this the 21st day of May 2024.

MONTGOMERY RIDGE HOMEOWNERS
ASSOCIATION, INC.

By: Kathleen Wad
President of FirstService Residential Texas, Inc.

THE STATE OF TEXAS

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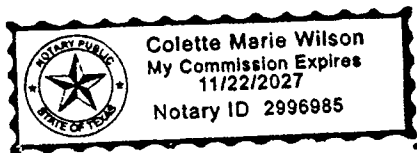
ACKNOWLEDGMENT

COUNTY OF DALLAS

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BEFORE ME, the undersigned notary public, on this the 21st day of May 2024 personally appeared President of FirstService Residential Texas, Inc., and Managing Montgomery Ridge Homeowners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

E-RECORDED BY:

ISG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000065788

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: May 31, 2024 03:40 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 2024000065788

Receipt Number: 20240531000699

Recorded Date/Time: May 31, 2024 03:40 PM

User: Kim D

Station: Workstation cck024

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX