

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**RIDGEVIEW RANCH HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
As Required By Section 209.004, Texas Property Code**

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

- 1. SUBDIVISION INFORMATION:** The Ridgeview Ranch Homeowners Association is a phased addition to the City of Plano, Collin County, Texas.
 - Ridgeview Ranch Addition, Phase I is recorded as Instrument number 1900019001000976290 in the Plat Records of Collin County, Texas, and;
 - Ridgeview Ranch Addition, Phase II is recorded as Instrument number 19970924000801590 in the Plat Records of Collin County, Texas, and;
 - Ridgeview Ranch Addition, Phase IIIA is recorded as Instrument number 19980724000789020 in the Plat Records of Collin County, Texas, and;
 - Ridgeview Ranch Addition, Phase IIIB is recorded as Instrument number 19981027001194120 in the Plat Records of Collin County, Texas, and;
 - Ridgeview Ranch Addition Phase IV is recorded as Instrument number 19960724000620300 in the Plat Records of Collins, County, Texas, and;
 - Ridgeview Ranch Addition, Phase V-A is recorded as Instrument number 19970110000025430 in the Plat Records of Collin County, Texas, and;
 - Ridgeview Ranch Addition, Phase VI is recorded as Instrument number 19980825000935970 in the Plat Records of Collin County, Texas, and;
 - Ridgeview Ranch Addition, Phase VII is recorded as Instrument number 19990901001097010 in the Plat Records of Collin County, Texas, and,
 - Ridgeview Ranch Estates, Phase I is recorded as Instrument number 19960906000767430 in the Plat Records of Collin County, Texas, and;
 - Ridgeview Ranch Estates, Phase II is recorded as Instrument number 19970430000334230 in the Plat Records of Collin County, Texas, and;
 - Ridgeview Ranch Estates, Phase III is recorded as Instrument number 19981125001318640, and;
 - Ridgeview Ranch West, Phase I is recorded as Instrument number 19991006001249730 in the Plat Records of Collins County, Texas, and;
 - Ridgeview Ranch West, Phase II is recorded as Instrument number 20000629000674820 in the Plat Records of Collins County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Ridgeview Ranch are subject to the Declaration of Covenants, Conditions and Restrictions filed as Instrument number 1996081000648920 in the Public Records of Collin County, Texas.
- 3. NAME OF PROPERTY OWNERS' ASSOCIATION:** Ridgeview Ranch Homeowners Association, Inc.

4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:

c/o Texas Star Community Management, LLC Phone: (469) 899-1000
6401 S. Custer Road, Suite 2020 Fax: (469) 533-8836
McKinney, TX 75070 Website: www.townsq.io
Resale Certificate: www.homewisedocs.com
Email: manager@tscmanagement.com


5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate	\$375.00
Statement of Account	\$75.00
Update Fee	\$75.00
Transfer Fee	\$200.00
Lender Questionnaire	Up to \$200.00

DATED: March 11, 2024

**RIDGEVIEW RANCH HOMEOWNERS ASSOCIATION,
INC.,
a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC
a Texas corporation, its managing agent**

By: 
Susan Garrett, Vice President of Client Relations

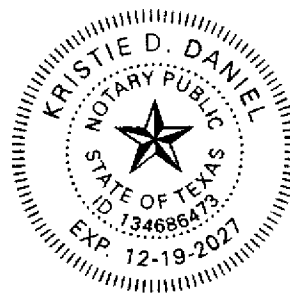
ACKNOWLEDGEMENT

**THE STATE OF TEXAS §
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BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity, therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on this the 11th day of March, 2024.

Kristie D. Daniel
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**



AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
6401 S. Custer Road Suite 2020
McKinney, Texas 75070

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000028618

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 12, 2024 02:32 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: 2024000028618

Receipt Number: 20240312000379

Recorded Date/Time: March 12, 2024 02:32 PM

User: Michelle W

Station: Workstation cck025

Record and Return To:

Simplifile



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

