

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
RIDGEVIEW RANCH**

STATE OF TEXAS

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COUNTY OF COLLIN

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KNOW ALL MEN BY THESE PRESENTS:

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Ridgeview Ranch Homeowners Association, Inc.

1. The name of the subdivision is Ridgeview Ranch.
2. The name of the association is Ridgeview Ranch Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

SubdivisionRecording Data

Ridgeview Ranch Addition, Phase I

Map or plat recorded as Instrument
No. 19000101000976290, Map or
Plat Records, Collin County, Texas

Ridgeview Ranch Addition, Phase II

Map or plat recorded as Instrument
No. 19970924000801590 of the Map
or Plat Records, Collin County, Texas

Ridgeview Ranch Addition, Phase IIIA

Map or plat recorded as Instrument
No. 19980724000789020, Map or
Plat Records, Collin County, Texas

Ridgeview Ranch Addition, Phase IIIB

Map or plat recorded as Instrument
No. 19981027001194120, Map or
Plat Records, Collin County, Texas

Ridgeview Ranch Addition, Phase IV

Map or plat recorded as Instrument
No. 19960724000620300, Map or
Plat Records, Collin County, Texas

Ridgeview Ranch Addition, Phase V-A

Map or plat recorded as Instrument
No. 19970110000025430, Map or
Plat Records, Collin County, Texas

Ridgeview Ranch Addition, Phase VI

Map or plat recorded as Instrument
No. 19980825000935970, Map or
Plat Records, Collin County, Texas

Ridgeview Ranch Addition, Phase VI	Map or plat recorded as Instrument No. 19980825000935970, Map or Plat Records, Collin County, Texas
Ridgeview Ranch Addition, Phase VII	Map or plat recorded as Instrument No. 19990901001097010, Map or Plat Records, Collin County, Texas
Ridgeview Ranch Estates, Phase I	Map or plat recorded as Instrument No. 19960906000767430, Map or Plat Records, Collin County, Texas
Ridgeview Ranch Estates, Phase II	Map or plat recorded as Instrument No. 19970430000334230, Map or Plat Records, Collin County, Texas
Ridgeview Ranch Estates, Phase III	Map or plat recorded as Instrument No. 19981125001318640, Map or Plat Records, Collin County, Texas
Ridgeview Ranch West, Phase I	Map or plat recorded as Instrument No. 19991006001249730, Map or Plat Records, Collin County, Texas
Ridgeview Ranch West, Phase II	Map or plat recorded as Instrument No. 20000629000674820, Map or Plat Records, Collin County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions, and Restrictions for Ridgeview Ranch recorded on August 1, 1996, as Instrument No. 96-0064892 of the Real Property Records of Collin County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Ridgeview Ranch recorded on April 17, 1997, as Instrument No. 97-0029835 of the Real Property Records of Collin County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Ridgeview Ranch recorded on February 10, 1998, as Instrument No. 98-0015738 of the Real Property Records of Collin County, Texas.

Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Ridgeview Ranch recorded on March 2, 2000, as

Instrument No. 00-0020127 of the Real Property Records of Collin County, Texas.

Second Annexation and Amendment to Declaration of Covenants, Conditions and Restrictions for Ridgeview Ranch recorded on November 28, 2000, as Instrument No. 2000-0128871 of the Real Property Records of Collin County, Texas.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Ridgeview Ranch recorded on January 19, 2001, as Instrument No. 2001-0006687 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Ridgeview Ranch Homeowners Association, Inc.
c/o RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Lauren Zastrow, Assistant Community Association Manager
RealManage, LLC
P.O. Box 803555
Dallas, Texas 75380
866-473-2573
RIDRANCH@CiraMail.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

www.ciranet.com/residentportal

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate	\$ 375.00
Conveyance/Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00

9. Other information the association considers appropriate:

Resale Certificates are requested via the RealManage Closing Portal at
www.realmanage.com/closingportal

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 4th day of February, 2025.

**RIDGEVIEW RANCH HOMEOWNERS
ASSOCIATION, INC., a Texas non-profit corporation**

By: Emily Dale

Printed Name: Emily Dale

Title: Director

ACKNOWLEDGMENT

STATE OF TEXAS

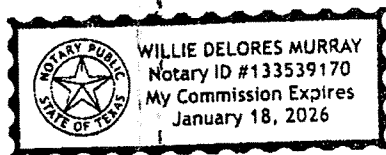
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 4 day of February, 2025, by Emily Dale, _____ of Ridgeview Ranch Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Willie Delores Murray
Notary Public in and for the State of Texas

My Commission Expires: January 18, 2026



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

Instrument Number: 2025000014045

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 06, 2025 12:35 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2025000014045
Receipt Number: 20250206000286
Recorded Date/Time: February 06, 2025 12:35 PM
User: Kim D
Station: Workstation cck024

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

