

Denton County
Juli Luke
County Clerk

Instrument Number: 1748

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: January 06, 2023 09:03 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 1748
Receipt Number: 20230106000066
Recorded Date/Time: January 06, 2023 09:03 AM
User: Calinda B
Station: Station 20

Record and Return To:

Simplifile



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

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
VISTA RIDGE CONDOMINIUM HOMEOWNER ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF DENTON §

Pursuant to the provisions of Section 82.116 of the Texas Uniform Condominium Act, the undersigned property owners' association hereby records this Management Certificate for Vista Ridge Condominium Homeowner Association, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Denton County, Texas.

1. The name of the community is Vista Ridge Condominiums
2. The name of the association is Vista Ridge Condominium Homeowner Association, Inc.
3. The location of the community is 2700 Club Ridge Drive, Lewisville, TX, 75067
4. The recording data for the Declaration is as follows:

Instrument

Condominium Declaration for Vista Ridge Condominiums, A Condominium and Rules and Regulations

Recording Data

Denton County Clerk, February 2, 2007, Instrument# 2007-13790

5. The name and mailing address of the association:

Vista Ridge Condominium Homeowner Association, Inc.
c/o Advanced Association Management, Inc.
18208 Preston Road
Suite D-9349
Dallas, TX 75252
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:

Michele Hernandez
c/o Advanced Association Management, Inc.
Attn: AAM Accounting
18208 Preston Rd. Suite D-9349
Dallas, TX 75252
972-248-2238
michele@advancedassociationmgmt.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:

<https://advancedam.vmsclientonline.com>

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 Fee:	\$350.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00
Working Capital	2 Months Dues

9. Other information the association considers appropriate:

<https://advancedassociationmgmt.condocerts.com/resale/>

IN WITNESS WHEREOF, this Condominium Association Management Certificate is hereby executed by its duly authorized agent on this 16th day of November, 2022.

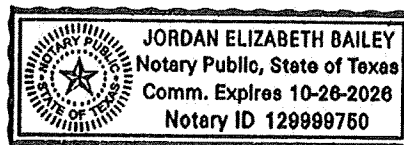
Vista Ridge Condominium Homeowner Association, Inc. a Texas non-profit corporation

By: *Nichole Hernandez*

Its: Duly Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §



This instrument was acknowledged before me on the 16th day of November, 2022, by *Nichole Hernandez*, of Vista Ridge Condominium Homeowner Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Jordan Bailey
Notary Public in and for the State of Texas

My Commission Expires: 10/26/2026