

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2026-0010208

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED - REAL RECORDS	CLERKS COMMENTS
On: 04/08/2026 at 10:18 AM	E-RECORDING
Document Number: <u>2026-0010208</u>	
Receipt No: <u>26-9413</u>	
Amount: \$ <u>37.00</u>	
Vol/Pg: <u>V:9391 P:35</u>	



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Mia Garrison, Deputy

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.

Record and Return To:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 210
AUSTIN, TX 78701



**MANAGEMENT CERTIFICATE
OF
RIVER RIDGE COMMUNITY ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of River Ridge Community Association, Inc., a Texas nonprofit corporation (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: River Ridge.
2. The name of the Association: River Ridge Community Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: See Attachment 1 to this Management Certificate.
4. The recording data for the Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: River Ridge Community Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002, Attn: Beverly Coghlan.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	River Ridge Community Association, Inc., c/o Neighborhood Management, Inc.
Attn:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Avenue, Suite 230, Allen, Texas 75002
Tel.:	(972) 359-1548
Email:	managementcertificate@nmitx.com

7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment: \$500.00

Transfer Fee: \$250.00

Resale Certificate Fee: \$375.00

Optional Inspection Fee: \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 8th day of April, 2026.

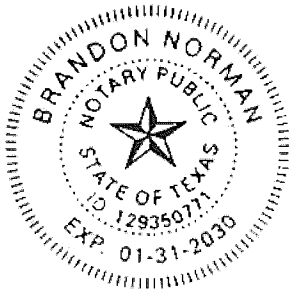
**RIVER RIDGE COMMUNITY ASSOCIATION, INC., a
Texas nonprofit corporation**

By: Rebecca Zook
Name: Rebecca Zook
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 8th day of April, 2026,
by Rebecca Zook, President of River Ridge Community Association,
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:
KRISTI E. STOTTS, ESQ.
WINSTEAD PC
600 W. 5TH STREET, SUITE 900
AUSTIN, TEXAS 78701
EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

RECORDING DATA FOR THE SUBDIVISION

1. Final Plat of River Ridge North, Phase 1, a subdivision in the City of Crandall, Kaufman County, Texas, according to the map or plat thereof recorded under Document No. 2023-0003239 and Cabinet 4, Sleeve 174, Official Public Records of Kaufman County, Texas.
2. Final Plat of River Ridge North, Phase 2, a subdivision in the City of Crandall, Kaufman County, Texas, according to the map or plat thereof recorded under Document No. 2025-0007675 and Cabinet 4, Sleeve 485, Plat Records of Kaufman County, Texas.

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for River Ridge, recorded under Document No. 2023-0012477, Official Public Records of Kaufman County, Texas, as may be amended and/or supplemented from time to time.
 - a. First Amendment to Declaration of Covenants, Conditions and Restrictions for River Ridge, recorded under Document No. 2023-0027391, Official Public Records of Kaufman County, Texas.
2. Notice of Filing of Dedicatory Instruments, recorded under Document No. 2023-0014364, Official Public Records of Kaufman County, Texas.
 - a. River Ridge Community Association, Inc. Supplemental Policies, recorded under Document No. 2023-0035060, Official Public Records of Kaufman County, Texas.
 - b. River Ridge First Supplement to Notice of Filing of Dedicatory Instrument for River Ridge Community Association, Inc., recorded under Document No. 2025-005112, Official Public Records of Kaufman County, Texas.

#2026-0010208
Filed for Record in Kaufman County TX
04/08/2026 10:18:40 AM

ATTACHMENT 1

RIVER RIDGE COMMUNITY ASSOCIATION, INC.
MANAGEMENT CERTIFICATE