

MANAGEMENT CERTIFICATE FOR OWNERS ASSOCIATION

Change of management of the owners association for a ☐ condominium project, ☐ townhome project or ☒ residential subdivision

The undersigned Association gives notice that (check one)

- ☐ the management company named below has commenced management of the Association named below;
- ☒ the management company named below is continuing to manage the Association but is refiling this management certificate because information in an earlier certificate needs updating;
- ☐ the Association is no longer self-managed;
- ☐ the Association is self-managed; or
- ☐ the management company named below no longer manages the association.

1. Name of homeowners association Coyote Ridge Homeowners Association
2. Address of project 99 Hickory Creek  
Street address of project (if condominium or townhome project)  
Red Oak, TX 75154  
City/State/Zip
3. Name of subdivision Coyote Ridge
4. Recording data for subdivision (volume/page or document number of official public records) No. 0605946, Vol. 02199, Page 1047
5. Name of condominium project, if a condominium \_\_\_\_\_
6. Name of declaration of covenants, conditions and restrictions: Declaration of CCRs for Coyote Ridge
7. Recording data for declaration (volume/page or document number of official public records) No. 0605946, Vol. 02199, Page 1047, Vol. 2254, Page 1046, 1306467, Vol. 02681, Page 2169
8. The Associations website: Coyoteridgeowners.com
9. Amount of fees for property transfer: \$200 ; Resale Certificate \$250 .
10. Capital Contribution, Working Capital: N/A
11. Name of managing agent: **CLASSIC PROPERTY MANAGEMENT**
12. Mailing address of above: **2415 AVENUE J, SUITE 100, ARLINGTON, TX 76006**
13. Person to contact: **SUSANN FORTNEY**
14. Above person's: Telephone (817)640-2064 Fax: (817) 640-6023 Email: [susannfortney@classicpm.com](mailto:susannfortney@classicpm.com)

This certificate is filed of record in the county where the above-described project is located. It shall be valid until another management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

CLASSIC PROPERTY MANAGEMENT

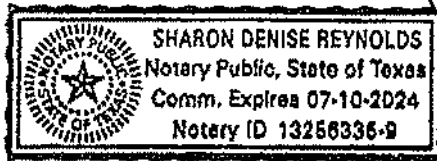
By: \_\_\_\_\_

SUSANN FORTNEY, COO

STATE OF TEXAS )

COUNTY OF TARRANT )

This instrument was acknowledged before me on the 25 day of August, 2021 by Susann Fortney in the above stated capacity.



*Sharon Denise Reynolds*  
\_\_\_\_\_  
Notary Public for the State of Texas

After recording, please return to:

CLASSIC PROPERTY MANAGEMENT  
ATTN: SUSANN FORTNEY  
2415 AVENUE J, SUITE 100  
ARLINGTON, TX 76006

FILED FOR RECORD - ELLIS COUNTY, TEXAS  
INST NO. 2137747 on August 26, 2021 at 2:44 PM

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STATE OF TEXAS      COUNTY OF ELLIS  
I hereby certify this instrument was filed on the date  
and time stamped hereon and was duly recorded in  
the records of Ellis County, Texas as stamped hereon.  
COUNTY CLERK, ELLIS COUNTY, TEXAS



*Hughes Valley*