

**MANAGEMENT CERTIFICATE**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 1, 2021 by Cedar Ridge Estates Owners Association, Inc., a Texas non-profit corporation (the "Association").

**WITNESSETH:**

WHEREAS, the Declarant for Cedar Ridge Estates has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Cedar Ridge Estates filed of record on or about November 9, 2006 (the "Declaration") and recorded at Instrument #20061109001602880 in the Real Property Records of Collin County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Cedar Ridge Estates.

WHEREAS, the Association was duly formed on November 7, 2006, as Cedar Ridge Estates Owners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Cedar Ridge Estates.
2. Name of the Association. The name of the Association is the Cedar Ridge Estates Owners Association, Inc. and is located at Collin County, Texas. The mailing address for the Association is The MAC Group, 5605 FM 423 Suite 500 PMB #418, Frisco TX 75036.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Collin County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about November 9, 2006 (the "Declaration") recorded at Instrument #20061109001602880 in the Real Property Records of Collin County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

The MAC Group  
5605 FM 423 Suite 500 PMB #418  
Frisco, TX 75036

6. Manager of the Association. The telephone number for the manager of the Association is 469-939-4928 and the email address for the manager of the Association is info@themacgroupco.com.

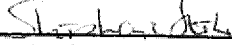
7. Website for the Association. The website for the Association is https://app.townsq.io/login.

8. Resale Certificates: Resale Certificates may be requested by contacting The MAC Group at resales@themacgroupco.com or by going online to www.homewisedocs.com. The cost of a Resale Certificate is as follows: \$350.00 Resale Fee payable to The MAC Group and \$200.00 Transfer Fee payable to The MAC Group with an additional \$58.33 working cap fee payable to Cedar Ridge Estates.

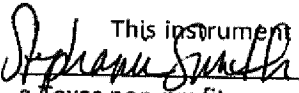
IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

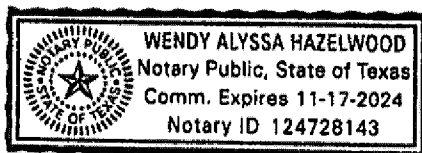
Cedar Ridge Estates Owners Association, Inc., a Texas non-profit corporation

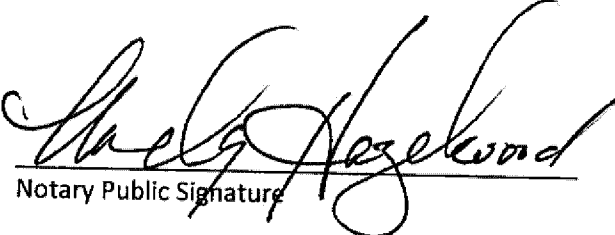
By:   
Authorized Representative for  
Cedar Ridge Estates Owners Association, Inc.

THE STATE OF TEXAS       §  
COUNTY OF COLLIN       §

This instrument was acknowledged before me on this 1<sup>st</sup> day of September, 2021 by , Authorized Representative for Cedar Ridge Estates Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

**\*\*Recording Page\*\***



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/04/2021 04:43:23 PM  
\$34.00 AHASIK  
20211004002029880

A handwritten signature in cursive script, appearing to read "Stacey Kemp".