

**Grayson County  
Deana Patterson  
County Clerk  
Sherman, TX 75090**

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**Instrument Number:** 2023 - 11071

ERecordings-RP

**Recorded On:** May 01, 2023 08:04 AM

**Number of Pages:** 6

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**" Examined and Charged as Follows: "**

**Total Recording:** \$32.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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**File Information:**

**Document Number:** 11071

**Receipt Number:** 20230428000168

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**Station:** CC18

**Record and Return To:**

CSC Global

100 W. Houston Ste. 17

SHERMAN TX 75090



STATE OF TEXAS  
COUNTY OF GRAYSON

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 Grayson County, Texas.

Deana Patterson  
County Clerk  
Grayson County, TX

AFTER RECORDING RETURN TO:  
 Judd A. Austin, Jr., Esq.  
 Henry Oddo Austin & Fletcher  
 1700 Pacific Avenue  
 Suite 2700  
 Dallas, Texas 75201

STATE OF TEXAS               §  
    §  
 COUNTY OF GRAYSON       §

**PROPERTY OWNERS' ASSOCIATION  
 MANAGEMENT CERTIFICATE  
ROLLING RIDGE HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of April 28, 2023, by Rolling Ridge Homeowner's Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, Rolling Ridge, LLC, a Texas limited liability company ("Declarant") has previously placed of record that certain Declaration of Covenants, Conditions, and Restrictions for Rolling Ridge Homeowners Association, Inc., dated August 11, 2022 (the "Declaration") recorded as Document Number 2022-27262 in the Official Public Records of Grayson County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2.   Name of the Association. The name of the Association is Rolling Ridge Homeowners Association, Inc.
3.   Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.
4.   Recording Data for the Declaration. The recording data for the Declaration is recorded in Document Number 2022-27262, Real Property Records in Grayson County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Rolling Ridge Homeowners Association, Inc., c/o Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080. The Association's managing agent is Insight Association Management, 275 W. Campbell Road, Suite 620, Richardson, TX 75080, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [engage.goenumerate.com/s/rollingridge/](http://engage.goenumerate.com/s/rollingridge/).
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

**ASSOCIATION:**

Rolling Ridge Homeowners Association, Inc. a Texas non-profit corporation.

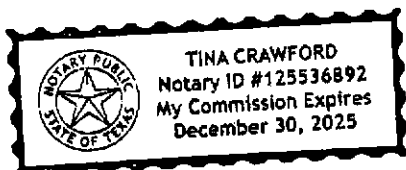
By: 

Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
                                      §  
 COUNTY OF GRAYSON   §

This instrument was acknowledged before me on this 28th day of April 2023, by Bruce Crawford, Insight Association Management, Managing Agent for Rolling Ridge Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
 Notary Public Signature

**Exhibit A**

**[Recording Data for the Subdivision]**

Plats of Rolling Ridge Homeowners Association, Inc. recorded in the Map or Plat Records  
of Grayson County

- Rolling Ridge Phase 1  
Filed in Grayson County, Texas on January 4, 2023  
Document No. 2023-1

## **Exhibit B**

### **[Recording Data for the Declaration]**

Amendments to the Declaration for Rolling Ridge Homeowners Association, Inc. recorded with  
Grayson County

- **DCC&R's**  
Filed in Grayson County, Texas on August 11, 2022  
Document No. 27262
- **ByLaws**  
Filed in Grayson County, Texas on August 25, 2022  
Document No. 28905
- **Articles of Incorporation**  
Filed in Grayson County, Texas on August 25, 2022  
Document No. 28905
- **Assessment Collection Policy**  
Filed in Grayson County, Texas on August 25, 2022  
Document No. 28905
- **Fine & Enforcement Policy**  
Filed in Grayson County, Texas on August 25, 2022  
Document No. 28905
- **Board Meeting & Member Meeting Recording Policy**  
Filed in Grayson County, Texas on August 25, 2022  
Document No. 28905
- **Records Retention Policy**  
Filed in Grayson County, Texas on August 25, 2022  
Document No. 28905
- **Records Production & Copying Policy**  
Filed in Grayson County, Texas on August 25, 2022  
Document No. 28905

**Exhibit C****[Description and Fees Associated to Transfer of Title]****Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

**Association Fees**

1. Annual Assessments.....\$700.00
2. Working Capital Fee (collected at each closing).....\$350.00
3. Reserve Funding (collected at each closing)....half the annual assessments