

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

Instrument Number: 2025 - 31871

ERecordings-RP

Recorded On: December 09, 2025 07:59 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$31.00

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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 FOR
ROLLING RIDGE HOMEOWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 4, 2025, by Rolling Ridge Homeowner's Association, Inc. a Texas non-profit corporation (the "Association").

WITNESSETH

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, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is rollingridge-hoa.net.
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.

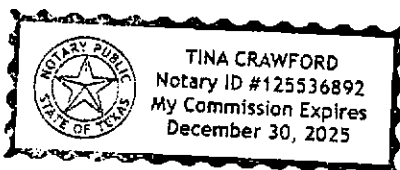
By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

This instrument was acknowledged before me on this 4th day of December 2025, 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
- Rolling Ridge Phase 2
Filed in Grayson County, Texas on September 9, 2024
Document No. 20240909000040

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