

MANAGEMENT CERTIFICATE FOR FAIRWAYS OF RIDGEVIEW

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for The Fairways of Ridgeview Residential Association, Inc.

1. The name of the subdivision is The Fairways of Ridgeview.
2. The name of the association is The Fairways of Ridgeview Residential Association, Inc.
3. The recording data for the subdivisions follows:

SubdivisionRecording Data

The Fairways of Ridgeview Phase I	Final Plat filed in Cabinet I, Page 793 on 10/27/1995.
The Fairways of Ridgeview Phase II	Final Plat filed in Cabinet S, Page 352 & 353 on 8/27/1996.
The Fairways of Ridgeview Phase II	Replat filed in Cabinet K, Page 139 on 1/23/1998.
The Fairways of Ridgeview Phase III	Final Plat filed in Cabinet K, Page 141 on 1/23/1998.
The Fairways of Ridgeview Phase IV	Final Plat filed in Cabinet K, Page 790 on 12/22/1998.
The Fairways of Ridgeview Phase IV	Replat filed in Cabinet K, Page 887 on 2/19/1997.

4. The recording data for the Declaration(s) follows:

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Fairways of Ridgeview, Recorded as Doc. No. 95-0088190 of the Real Property Records of Collin County, Texas on 11/21/1995.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Fairways of Ridgeview, Recorded as Doc. No. 96-0010435 of the Real Property Records of Collin County, Texas on 2/7/1996.

First Supplement to the Declaration of Covenants, Conditions and Restrictions for Fairways of Ridgeview, Recorded as Doc. No. 96-0074259 of the Real Property Records of Collin County, Texas on 8/2/1996.

Second Supplement to the Declaration of Covenants, Conditions and Restrictions for Fairways of Ridgeview, Recorded as Doc. No. 98-0022774 of the Real Property Records of Collin County, Texas on 3/10/1998.

Third Supplement to the Declaration of Covenants, Conditions and Restrictions for Fairways of Ridgeview, Recorded as Doc. No. 99-0025173 of the Real Property Records of Collin County, Texas on 2/2/1999.

5. The Fairways of Ridgeview Residential Association, in c/o RTI/Community Management Associates, Inc., (CMA) 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093.
6. The association's designated representative is RTI/Community Management Associates, Inc. (CMA), 1800 Preston Park Boulevard, Suite 200, Plano, Texas 75093. For association information, the phone number is 972-943-2820, the email is closing@cmamanagement.com and the association's website is www.cmamanagement.com.

7. Fees charged in connection with a property transfer in the subdivision are:

- Resale Certificate- Routine Owner Certificate \$375, Lot Purchase by Builder \$50
- Transfer Fee: \$250
- Foreclosure Transfer Fee: \$300

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of December, 2024.

THE FAIRWAYS OF RIDGEVIEW RESIDENTIAL ASSOCIATION, INC.

by: CMA, its Manager

By:

Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS

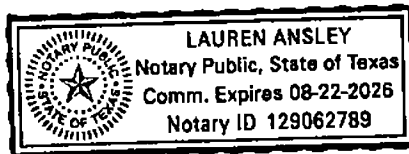
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COUNTY OF COLLIN

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This instrument was acknowledged before me on the 26th day of December, 2024, by Kayn Bradley of CMA, Manager for The Fairways of Ridgeview Residential Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

CMA, Inc.

Attention: Lauren Ansley

1800 Preston Park Boulevard, Suite 200

Plano, Texas 75093

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2024000161432

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: December 30, 2024 02:07 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

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

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.

File Information:

Document Number: 2024000161432
Receipt Number: 20241230000423
Recorded Date/Time: December 30, 2024 02:07 PM
User: Kristen M
Station: Workstation cck036

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

