

**Denton County
Juli Luke
County Clerk**

Instrument Number: 4584

ERecordings-RP

MISCELLANEOUS

Recorded On: January 16, 2025 09:09 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 4584
Receipt Number: 20250116000093
Recorded Date/Time: January 16, 2025 09:09 AM
User: Debra B
Station: Station 40

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE FOR
REATA RIDGE**

STATE OF TEXAS

§

COUNTY OF DENTON

§

KNOW ALL MEN BY THESE PRESENTS:

§

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for Reatta Ridge.

1. The name of the subdivision is Reatta Ridge.
2. The name of the association is Reatta Ridge Owners Association.
3. The recording data for the subdivision is as follows:

Final Plat of Reatta Ridge Addition, recorded on or about May 21, 2001, recorded as Document No. 2001-48290 of the Real Property Records of Denton County, Texas

Final Plat of Reatta Ridge Addition, recorded on or about May 2, 2003, as Document No. 2003-66940 of the Real Property Records of Denton County, Texas.

Final Plat of Reatta Ridge Addition, Phase 2, recorded on or about September 18, 2002, as Document No. 2002-117910 of the Real Property Records of Denton County, Texas.

Final Plat of Reatta Ridge Addition Phase 4, recorded on or about April 15, 2003, as Document No. 2003-56156 of the Real Property Records of Denton County, Texas.

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions & Restrictions for Reatta Ridge recorded on or about June 13, 2001, at Volume 4857, Page 1605 *et seq.* as Document No. 2001-57505 of the Real Property Records of Denton County, Texas.

FHA Amendment to Declaration of Covenants, Conditions & Restrictions for Reatta Ridge recorded on or about December 6, 2001, at Volume 4978, Page 1130 *et seq.* as Document No. 2001-131043 of the Real Property Records of Denton County, Texas.

First Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Reatta Ridge recorded on or about March 5, 2008, as Document No. 2008-23231 of the Real Property Records of Denton County, Texas.

Second Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Reatta Ridge recorded on or about January 13, 2009, as Document No. 2009-3328 of the Real Property Records of Denton County, Texas.

Notice of Correction to Appendix "A" of the Declaration of Covenants, Conditions & Restrictions for Reatta Ridge recorded on or about September 12, 2017, as Document No. 2017-112883 of the Real Property Records of Denton County, Texas.

Fourth Amendment to the Declaration of Covenants, Conditions & Restrictions for Reatta Ridge recorded on or about December 11, 2020, as Document No. 2020-202939 of the Real Property Records of Denton County, Texas.

Fifth Amendment to the Declaration of Covenants, Conditions & Restrictions for Reatta Ridge recorded on or about October 18, 2024, as Document No. 2024-113015 of the Real Property Records of Denton County, Texas.

5. The name and mailing address of the association:

Reatta Ridge Owners Association
c/o FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Jordan Taylor
FirstService Residential
14951 N. Dallas Pkwy., Suite 600
Dallas, TX 75254
Telephone: 214-871-9700
Email: Mgmt-CertificateTX@fsresidential.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://ReattaRidge.connectresident.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Transfer Fee	\$340.00
Resale Disclosure Package (6-10 days; 3-5 days; 1-2 days)	\$375; \$450; \$500
Resale Disclosure Update (within 60 days of original request)	\$75
Refinance Certificate Fee (6-10 days; 3-5 days; 1-2 days)	\$150; \$225; \$275
HOA Questionnaire (optional)	\$250.00
Loan Estimate Questionnaire (optional)	\$100.00
Capital Contribution Fee	\$300.00

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 15th day of January, 2025.

REATTARIDGE OWNERS ASSOCIATION,
a Texas non-profit corporation

By: _____

Name: _____

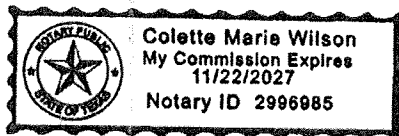
Title: _____

Katie M. Ward
Katie M. Ward
Region President, Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 15th day of January, 2025, by Katie Ward, the Managing Agent of Reatta Ridge Owners Association, a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]
Notary Public, State of Texas