

**Montgomery Ridge Homeowners Association Inc.**  
**Property Owners' Association Management Certificate**

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, including Documents 20210831001765620, 20201217002273720, 20170215000204460 and 20170215000204460

**1. Subdivision information.** Montgomery Ridge Homeowners Association Inc. is an addition to the city of Allen in Collin County, Texas. The plats are recorded in the Plat Records of Collin County, Texas as:

**Plat 1:** Document 20150611010002020, recorded on November 6<sup>th</sup>, 2015

**2. Declaration information.** Lots in Montgomery Ridge are subject to Master Declaration of Covenants, Conditions and Restrictions for Montgomery Ridge Homeowners Association Inc. recorded on July 28<sup>th</sup>, 2016 as Document No. 20160728000977000, Real Property Records, Collin County, Texas.

**3. Name of property owner's association.** Montgomery Ridge Homeowners Association Inc.

**4. How to contact the association through its managing agent.**

**Montgomery Ridge Homeowners Association Inc.**

c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")

14951 North Dallas Parkway, Suite 600

Dallas, Texas 75254

Phone: 214-871-9700

Website: [www.fsresidential.com](http://www.fsresidential.com)

Email Address: [Mgmt-CertificateTX@fsresidential.com](mailto:Mgmt-CertificateTX@fsresidential.com)

Community Website: <https://montgomeryridgeallen.connectresident.com>

Resale Disclosure Package: \$375.00

Homeowner Setup/Unit Transfer: \$295.00

**5. Purpose.** The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision, or to report every piece of information pertinent to the subdivision. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.

Signed this 30 day of Nov. 2022

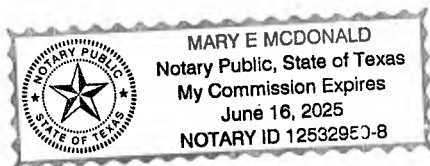
Montgomery Ridge Homeowners Association  
Inc., a Texas property owners' association


By: 

Lisa Cunningham, Senior Vice President  
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS  
COUNTY OF DALLAS

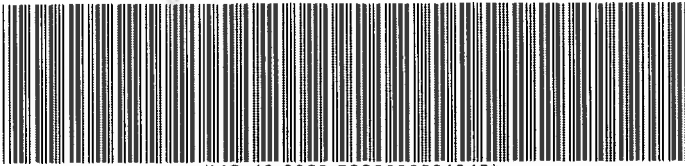
This instrument was acknowledged before me on this 30 day of Nov. 2022  
by Lisa Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners'  
association, on behalf of said association.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**

Montgomery Ridge Homeowners Association Inc.  
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential  
("FirstService Residential")  
14951 North Dallas Parkway, Suite 600  
Dallas, Texas 75254



\*VG-48-2023-2023000001848\*

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

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**Instrument Number:** 2023000001848

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 06, 2023 02:42 PM

Number of Pages: 3

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

Total Recording: \$30.00

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\*\*\*\*\* **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: 2023000001848  
Receipt Number: 20230106000381  
Recorded Date/Time: January 06, 2023 02:42 PM  
User: Amanda J  
Station: Station 9

**Record and Return To:**

MONTGOMERY RIDGE HOMEOWNERS ASSOCIATION,  
INC.  
14951 N. Dallas PKWY #600  
  
DALLAS TX 75254



**STATE OF TEXAS**  
**Collin County**

**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