

Denton County
Juli Luke
County Clerk

Instrument Number: 140627

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: December 30, 2024 09:43 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** 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: 140627
Receipt Number: 20241230000172
Recorded Date/Time: December 30, 2024 09:43 AM
User: Calinda B
Station: Station 20

Record and Return To:

Corporation Service Company



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

MANAGEMENT CERTIFICATE FOR RIDGEPOINTE

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

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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 Ridgepointe Homeowners Association, Inc.

1. The name of the subdivision is Ridgepointe.

The name of the association is Ridgepointe Homeowners Association, Inc.

2.

3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Ridgepointe Phase 1A

Final Plat filed in Cabinet K, Page 151 on 2/23/1994.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Ridgepointe Homeowners Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 2004-27420 on 3/4/2004.

First Amendment of the Declaration of Covenants, Conditions and Restrictions for Ridgepointe Homeowners Association Inc. Recorded in the Property Records of Denton County, Texas as Document # 2006-59660 on 05/19/2006.

Second Amendment of the Declaration of Covenants, Conditions and Restrictions for Ridgepointe Homeowners Association Inc. Recorded in the Property Records of Denton County, Texas as Document # 189575 on 10/14/2021.

5. Ridgepointe Homeowners Association, Inc., 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 Blvd., Suite 200, Plano, TX 75093. For association information, the phone number is 972-943-2820, the email address 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.

RIDGEPOINTE HOMEOWNERS ASSOCIATION, INC.

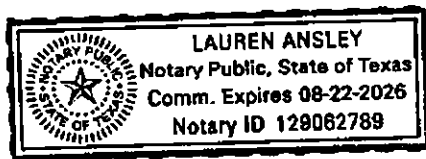
By: CMA, its Manager

By: Kayn Bradley

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of December, 2024, by Kayn Bradley of CMA, Manager for Ridgepointe Homeowners 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