

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
MORNING RIDGE HOMEOWNERS ASSOCIATION, INC.

THIS INSTRUMENT AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE RECORDED AS DOCUMENT NO. 2023000120690 IN THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS.

The undersigned, being an officer of Morning Ridge Homeowners Association, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Morning Ridge Addition.
2. The name of the Association: Morning Ridge Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property located in in Collin County, Texas, made subject to that certain Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Morning Ridge Addition, recorded under Document No. 2023000119879, Official Public Records of Collin County, Texas, as same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments and/or supplements to thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Morning Ridge Homeowners Association, Inc., c/o Blue Hawk Management, 604 S. State Hwy. 78, Suite 103, #30, Farmersville, TX 75442.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Morning Ridge Homeowners Association, Inc., c/o Blue Hawk Management
Attn.:	Chris Broach, President
Mailing Address:	604 S. State Hwy. 78, Suite 103, #30, Farmersville, TX 75442
Telephone Number:	972-674-3791
Email Address:	emailus@bluehawkmgmt.net

7. Website to access the Association's dedicatory instruments:
www.bluehawkmgmt.net

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - one (1) year of Regular Assessments

Transfer Fee - \$75.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

**MORNING RIDGE HOMEOWNERS ASSOCIATION,
INC.,** a Texas nonprofit corporation

By:

Name: Shanta' Williams

Title: President

THE STATE OF TEXAS

COUNTY OF Tarrant

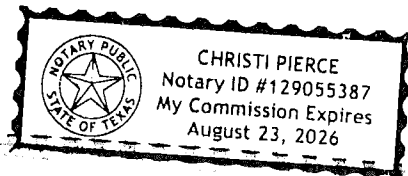
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This instrument was acknowledged before me on 25 day of February, 2025
by Shanta' Williams, the President of Morning Ridge Homeowners Association, Inc., a Texas
nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

Christi Pierce

Notary Public Signature



AFTER RECORDING RETURN TO:

KRISTI E. STOTTS, ESQ.

WINSTEAD PC

600 W. FIFTH ST. STE. 900

AUSTIN, TEXAS 78701

EMAIL: KSTOTTS@WINSTEAD.COM

ATTACHMENT 1

**RECORDING DATA FOR THE DECLARATION
AND RELATED DOCUMENTS**

1. Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Morning Ridge Addition, recorded as Document No. 2023000119879, Official Public Records of Collin County, Texas.
2. Morning Ridge Addition Community Manual, recorded as Document No. 2023000120341, Official Public Records of Collin County, Texas.
3. Morning Ridge Addition Adoption of Working Capital Assessment, recorded as Document No. 2023000120334 Official Public Records of Collin County, Texas.
4. Morning Ridge Notice of Plat Recordation – Phase 2, recorded as Document No. 2025000021613, Official Public Records of Collin County, Texas.

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000021809

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: February 26, 2025 09:45 AM

Number of Pages: 5

" 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: 2025000021809
Receipt Number: 20250226000024
Recorded Date/Time: February 26, 2025 09:45 AM
User: Abby H
Station: Station 7

Record and Return To:

Simplifile



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