

AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
ORCHARD RIDGE RESIDENTIAL MASTER COMMUNITY, INC.

The undersigned, being the Managing Agent of Orchard Ridge Residential Master Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Management Certificate for Orchard Ridge Residential Master Community, Inc., recorded as Document No. 2016045006, in the Official Public Records of Williamson County, Texas.

1. The name of the subdivision: Orchard Ridge *[Residential]*.
2. The name of the Association: Orchard Ridge Residential Master Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: Any portions of the Property described on Exhibit "A" to that certain Orchard Ridge Master Covenant *[Residential]*, recorded as Document No. 2016044527, Official Public Records of Williamson County, Texas, as amended (collectively, the "**Covenant**"), made subject to the Covenant by the Recordation of a Notice of Applicability.
4. The recording data for the Covenant and any amendments to the Covenant: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Orchard Ridge Residential Master Community, Inc.; c/o Capital Consultant Management Company (CCMC), 7800 North Dallas Parkway, Suite 450, Plano, Texas 75024.
6. The name, mailing address, telephone number, and email address of the management company managing the Association:

Name:	Capital Consultant Management Company (CCMC)
Mailing Address:	7800 North Dallas Parkway, Suite 450 Plano, Texas 75024
Telephone Number:	972-246-3500
Email Address:	<u>ccmctx@ccmcnet.com</u>
7. Website to access the Association's dedicatory instruments:  
[www.myorchardridge.com/home/](http://www.myorchardridge.com/home/)
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - Amount equal to six (6) months of Regular Assessments (as defined in the Covenant,

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recorded in the Official Public Records of  
Williamson County, Texas) for the current  
fiscal year.

Resale Transfer/Lien Estoppel Fee  
(Developer to Homebuilder) - \$50.00 per Lot

Resale Transfer/Lien Estoppel Fee  
(Homebuilder to Owner) - \$345.00

Resale Transfer/Lien Estoppel Fee  
(Owner to Owner) \$345.00

Community Enhancement Fee  
(Owner to Owner) - 0.25% of the Transfer Price (as defined in the  
Covenant, recorded in the Official Public  
Records of Williamson County, Texas).

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

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

**ORCHARD RIDGE RESIDENTIAL  
MASTER COMMUNITY, INC.,**  
a Texas nonprofit corporation

By:   
Name: Andy Babbitt  
Title: Managing Agent

THE STATE OF TEXAS §  
COUNTY OF Collin §

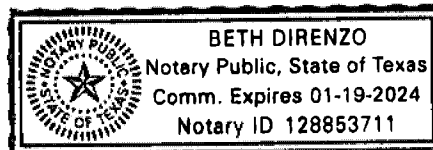
This instrument was acknowledged before me on 6<sup>th</sup> day of October, 2021, by Andy  
Babbitt, the Managing Agent of Orchard Ridge Residential Master Community, Inc., a Texas nonprofit  
corporation, on behalf of said nonprofit corporation.

[SEAL]

  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
WINSTEAD PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
rburton@winstead.com



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### ATTACHMENT 1

1. Orchard Ridge - Master Covenant – Residential, recorded as Document No. 2016044527, Official Public Records of Williamson County, Texas.
  - A. Orchard Ridge – First Amendment to Master Covenant – Residential, recorded as Document No. 2018013535, Official Public Records of Williamson County, Texas.
2. Orchard Ridge – Community Enhancement Covenant – Residential, recorded as Document No. 2016044641, Official Public Records of Williamson County, Texas.
3. Orchard Ridge – Development Area Declaration – Residential, recorded as Document No. 2016044642, Official Public Records of Williamson County, Texas.
4. Orchard Ridge – Notice of Applicability – Residential, recorded as Document No. 2016044787, Official Public Records of Williamson County, Texas.
5. Orchard Ridge – Adoption of Working Capital Assessment, recorded as Document No. 2016045122, Official Public Records of Williamson County, Texas.
  - A. Orchard Ridge - Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2021090752, Official Public Records of Williamson County, Texas.
6. Orchard Ridge - Community Manual, recorded on as Document No. 2016044756, Official Public Records of Williamson County, Texas.
  - A. First Supplement to Community Manual [Orchard Ridge], recorded as Document No. 2017075584, Official Public Records of Williamson County, Texas.
7. Orchard Ridge – Modification Design Guidelines, recorded as Document No. 2017069108, Official Public Records of Williamson County, Texas.
8. Orchard Ridge – Notice of Designation of Common Area, recorded as Document No. 2017097103, Official Public Records of Williamson County, Texas.
9. Orchard Ridge – Notice of Applicability – Residential [Phase 2A], recorded as Document No. 2018022033, Official Public Records of Williamson County, Texas.
10. Orchard Ridge – Notice of Applicability – Residential [Phase 2C], recorded as Document No. 2018066224, Official Public Records of Williamson County, Texas.
11. Orchard Ridge – Notice of Applicability – Residential [Phases 2B & 2D], recorded as Document No. 2018084285, Official Public Records of Williamson County, Texas.
12. Orchard Ridge – Notice of Applicability – Residential [Phases 2E], recorded as Document No. 2019079643, Official Public Records of Williamson County, Texas.
13. Orchard Ridge – Deed Without Warranty – Residential [Phases 1C, 2D, 2E], recorded as Document No. 2019085883, Official Public Records of Williamson County, Texas.

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14. Orchard Ridge – Notice of Applicability, Development Area Declaration & Community Enhancement Covenant – Residential [Highland Meadows Phases 3C & 3D], recorded as Document No. 2020078678, Official Public Records of Williamson County, Texas.
15. Orchard Ridge – Deed Without Warranty – Residential [Phases 3C & 3D], recorded as Document No. 2020079301, Official Public Records of Williamson County, Texas.
16. Orchard Ridge – Deed Without Warranty – Residential [Amenity Center], recorded as Document No. 2019084805, Official Public Records of Williamson County, Texas.
17. Orchard Ridge – Notice of Applicability, Development Area Declaration & Community Enhancement Covenant – Residential [Highland Meadows Phases 3A & 3B], recorded as Document No. 2021055337, Official Public Records of Williamson County, Texas.
18. Orchard Ridge – Notice of Applicability, Development Area Declaration & Community Enhancement Covenant – Residential [Highland Meadows Phase 4A], recorded as Document No. 2021082422, Official Public Records of Williamson County, Texas.
19. Orchard Ridge – Notice of Applicability, Development Area Declaration & Community Enhancement Covenant – Residential [Highland Meadows Phase 4B], recorded as Document No. 2021082423, Official Public Records of Williamson County, Texas.
20. Orchard Ridge – Scrivener’s Affidavit Final Plat [Highland Meadows, Phase 3A], recorded as Document No. 2021090391, Official Public Records of Williamson County, Texas.
21. Orchard Ridge – Joint Use Driveway Easement [Lots 15 & 16, Block M, Highland Meadows Phase 4A], recorded as Document No. 2021135064, Official Public Records of Williamson County, Texas.
22. Orchard Ridge – Joint Use Driveway Easement [Lots 1-3, Block M, Highland Meadows Phase 4A], recorded as Document No. 2021135063, Official Public Records of Williamson County, Texas.
23. Orchard Ridge – Joint Use Driveway Easement [Lots 2 and 3, Block A, Highland Meadows Phase 4B], recorded as Document No. 2021141049, Official Public Records of Williamson County, Texas.
24. Orchard Ridge – Notice of Service Area Designation – Service Area Number 1 [Lots 1-3, Block M, Highland Meadows Phase 4A], recorded as Document No. 2021141047, Official Public Records of Williamson County, Texas.
25. Orchard Ridge – Notice of Service Area Designation – Service Area Number 2 [Lots 15 & 16, Block M, Highland Meadows Phase 4A], recorded as Document No. 2021141048, Official Public Records of Williamson County, Texas.

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26. Orchard Ridge – Notice of Service Area Designation – Service Area Number 3 [Lots 2 and 3, Block A, Highland Meadows Phase 4B], recorded as Document No. 2021141046, Official Public Records of Williamson County, Texas.

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**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2022016916**

Pages: 6 Fee: \$42.00

02/08/2022 02:25 PM

PKINNE



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas