

PROPERTY OWNERS' ASSOCIATION

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

Name of the Association:

Cedar Ridge Office Park Owners Association

Recording data for the Association:

Cedar Ridge Office Park Owners Association is recorded according to the Map and Plat Records in Tarrant County, Texas as Real Property no. D204331811 on December 22, 2004

Recording data for the Declaration and Declaration amendments:

Declaration of Covenants, Conditions and Restrictions for Cedar Ridge Office Park Owners Association recorded in Real Property no. D204357460, Official Public Records of Tarrant County, Texas on November 16, 2004.

Name and mailing address of the Association:

Cedar Ridge Office Park Owners Association, c/o Kocal Properties, Inc., PO Box 6718, Folsom, CA 95763.

Name, mailing address, phone number & email for designated representative:

Kocal Properties, Inc.
PO Box 6718, Folsom, CA 95763
916.693.6611
support@kocalproperties.com
www.kocalproperties.com

Fees charged by the Association related to a property transfer:

Resale Certificate: \$185
Resale Certificate Update: \$65
Refinance Statement of Account: \$165
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement: 1 business day \$120, 3 business day \$90, 5 business day \$75
Transfer Fee: \$225
www.homewisedocs.com



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Page: 1 of 2

Fees: \$24.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: RIVER CITY BANK

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

This management certificate is filled/recorded with the County Clerk's office by the entity managing the Association. It shall be valid until a later Management Certificate is filled/recorded by the Association or a successor manager, or until a termination of this Management Certificate is filed/recorded, whichever is sooner.


By: Jennifer Bown, Managing Agent for Cedar Ridge Office Park Owners Association Duly Authorized Agent
Signed: June 12, 2025

ACKNOWLEDGMENT

State of Texas

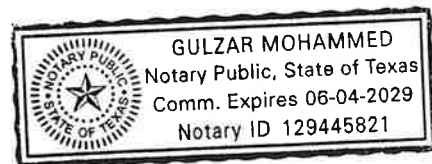
County of Dallas

On June 12, 2025 before me, Jennifer Yvette Bawn

personally appeared Gulzar Mohammed,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

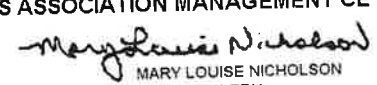
Signature  (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

After Recording, Please Return To:
Kocal Properties Inc.
PO Box 6718
Folsom, CA 95763



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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MARY LOUISE NICHOLSON
COUNTY CLERK