

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

AFTER RECORDING RETURN TO:

Judd A. Austin, Jr., Esq.  
Henry Oddo Austin & Fletcher  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

STATE OF TEXAS                   §  
   §  
COUNTY OF TARRANT                   §

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE FOR  
RIDGEVIEW OWNERS ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of December 8, 2025, by Ridgeview Owners Association, Inc. a Texas non-profit corporation (the "Association").

**WITNESSETH**

WHEREAS, Harmon Road/287 Partners, L.P., a Texas limited partnership ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions and Restrictions for Ridgeview Owners Association, Inc., dated February 15, 2005 (the "Declaration") recorded as Document Number D205045300 in the Official Public Records of Tarrant County, Texas which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Ridgeview Owners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

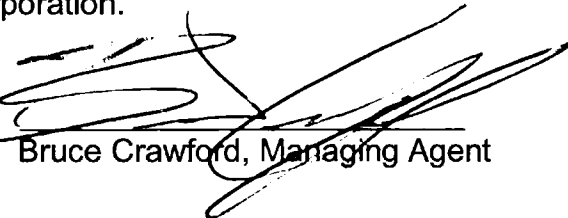
1. Name of the Subdivision. The name of the Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto
2. Name of the Association. The name of the Association is Ridgeview Owners Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth on Exhibit A attached hereto.

4. Recording Data for the Declaration. The recording data for the Declaration is recorded in Instrument No. D205045300, Real Property Records in Tarrant County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.
5. Mailing Address. The current mailing address for the Association is Ridgeview Owners Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082, phone number (214) 494-6002, and email address [resales@insightam.com](mailto:resales@insightam.com).
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is [engage.goenumerate.com/s/ridgeview/](http://engage.goenumerate.com/s/ridgeview/)
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code and serves to take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

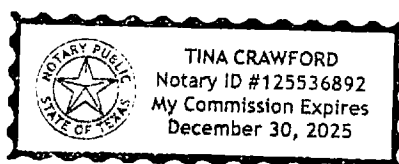
Ridgeview Owners Association, Inc. a Texas non-profit corporation.

By:   
Bruce Crawford, Managing Agent

THE STATE OF TEXAS   §  
  §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me on this 8<sup>th</sup> day of December 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Ridgeview Owners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



  
Notary Public Signature

**Exhibit A**

[Recording Data for the Subdivision]

Plats of Ridgeview Farms / Ridgeview Owners Association, Inc.  
Recorded in the Map or Plat Records of Tarrant County

- Ridgeview Farms Phase 1  
Filed in Tarrant County, Texas  
Document No. A-9958
- Ridgeview Farms Phase 2  
Filed in Tarrant County, Texas  
Document No. A-11279
- Ridgeview Farms Phase 3  
Filed in Tarrant County, Texas  
Document No. D214080341
- Ridgeview Farms Phase 4  
Filed in Tarrant County, Texas  
Document No. D216029118
- Ridgeview Farms Phase 5 (Corrected)  
Filed in Tarrant County, Texas  
Document No. D217283667
- Ridgeview Farms Phase 6  
Filed in Tarrant County, Texas  
Document No. D220042010
- Ridgeview Farms Phase 7  
Filed in Tarrant County, Texas  
Document No. D222065805

**Exhibit B****[Recording Data for the Declaration]**

Amendments to the Declaration for Ridgeview Owners Association recorded with Tarrant County

- DCC&R's  
Filed in Tarrant County, Texas  
Instrument No. D205045300
- Bylaws/AOI  
Filed in Tarrant County, Texas  
Instrument No. D205093151
- First Amendment to DCCR  
Filed in Tarrant County, Texas  
Instrument No. D205079762
- Second Amendment to DCCR  
Filed in Tarrant County, Texas  
Instrument No. D205302997
- Third Amendment to DCCR  
Filed in Tarrant County, Texas  
Instrument No. D206207140
- Fourth Amendment to DCCR  
Filed in Tarrant County, Texas  
Instrument No. D206220359
- Fifth Amendment to DCCR  
Filed in Tarrant County, Texas  
Instrument No. D209273767
- Sixth Amendment to DCCR  
Filed in Tarrant County, Texas  
Instrument No. D214065064
- Annexation Phase 4  
Filed in Tarrant County, Texas  
Instrument No. D216038890
- Annexation Phase 5  
Filed in Tarrant County, Texas  
Instrument No. D217291382

- Annexation Phase 6  
Filed in Tarrant County, Texas  
Instrument No. D220134657
- Notice  
Filed in Tarrant County, Texas  
Instrument No. D2188759

**Exhibit C****[Description and Fees Associated to Transfer of Title]****Management Fees**

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires..... \$125.00

**Association Fees**

1. Acquisition Assessment ..... \$200.00