

VG-364-2021-202100260322

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100260322

Real Property Recordings

Recorded On: August 31, 2021 01:48 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202100260322
Receipt Number: 20210831000964
Recorded Date/Time: August 31, 2021 01:48 PM
User: Hilga R
Station: CC13

Record and Return To:

CMA INC
1800 PRESTON PARK BLVD STE 200

PLANO TX 75093



STATE OF TEXAS

Dallas County

**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 Dallas County, Texas**

John F. Warren
Dallas County Clerk
Dallas County, TX

**MANAGEMENT CERTIFICATE
FOR
FOUNTAINS OF LAKE RIDGE**

STATE OF TEXAS

§

COUNTY OF DALLAS

§
§

KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Fountain of Lake Ridge.

1. The name of the subdivision is Fountains of Lake Ridge.
2. The name of the association is The Fountains of Lake Ridge Property Owners Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

The Fountains, Section 4, Phase 1 Final Plat filed in Volume 2002047, Page 00867 on 3/8/2002.

The Fountains, Section 4, Phase 2 Final Plat filed in Volume 2003014, Page 00108 on 1/22/2003.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, for The Fountains of Lake Ridge Property Owners Association, Inc., Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas as Document #1742398 on 3/8/2002.

Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, for The Fountains of Lake Ridge Property Owners Association, Inc., Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas as Document #2963411 on 7/8/2004.

First amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas Document #1795503 on 4/18/2002.

First amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas Document #20060070074 on 2/23/2006.

First amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas Document #20060070075 on 2/24/2006.

Second amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas Document #200600196894 on 6/1/2006.

Third amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas Document #200600196895 on 6/1/2006.

Third amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas Document #20070056604 on 2/13/2007.

Fourth amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas Document #20070056603 on 2/13/2007.

Fourth amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 2, Recorded in the Property Records of Dallas County, Texas Document #201000224250 on 9/1/2010.

Fifth amendment to the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, The Fountains of Lake Ridge, Section 4, Phase 1, Recorded in the Property Records of Dallas County, Texas Document #2010009224249 on 9/1/2010.

5. The Fountains of Lake Ridge Property Owners 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 Boulevard, Suite 101, Plano, Texas 75093. For Resale Certificate 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: \$175
 - Foreclosure Transfer Fee: \$190
 - This is a sub association of Property Owners of Lake Ridge, a 2nd resale cert will need to be ordered.

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent on this 26th day of August, 2021.

TLR PROPERTY OWNERS ASSOCIATION

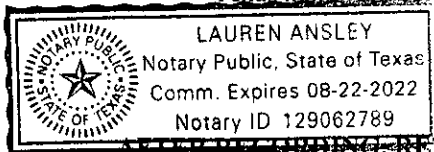
by: CMA, its Manager

By: Susan Atkinson

ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of August, 2021
by Susan Atkinson of CMA, manager for TLR Property Owners Association, a
Texas non-profit corporation, on behalf of said non-profit corporation.



Lauren Ansley
Notary Public, State of Texas

FOR RECORDING, RETURN TO:
CMA, Inc.
Attention: Lauren Ansley
1800 Preston Park Boulevard, Suite 200
Plano, Texas 75093