

**Denton County
Juli Luke
County Clerk**

Instrument Number: 23583

ERecordings-RP

HOA MANAGEMENT CERTIFICATE

Recorded On: March 10, 2023 02:31 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 23583
Receipt Number: 20230310000552
Recorded Date/Time: March 10, 2023 02:31 PM
User: William D
Station: Station 8

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**MANAGEMENT CERTIFICATE
FOR
VISTA RIDGE ESTATES**

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Management Certificate for Vista Ridge Estates Homeowner's Association, Inc.

1. The name of the subdivision is Vista Ridge Estates
2. The name of the association is Vista Ridge Estates Homeowner's Association, Inc.
3. The recording data for the subdivisions follows:

Subdivision

Recording Data

Vista Ridge Estates Phase 1	Final Plat Filed 07/25/1995 Document # 1995-43747.
Vista Ridge Estates Phase 1 Amended	Final Plat Filed 12/12/1995 Document # 1995-77068.
Vista Ridge Estates Phase 2	Final Plat Filed 07/31/1995 Document #1995-45264.
Vista Ridge Estates Phase 2	Final Plat Filed 07/31/1995 Document #1995-45264.
Vista Ridge Estates Phase 2 Amended	Final Plat Filed 12/12/1995 Document #1995-77035.
Vista Ridge Estates Phase 3	Final Plat Filed 08/09/1996 Document # 1996-55616.
Vista Ridge Estates Phase 4	Final Plat Filed 10/02/1995 Document # 1995-61701.
Vista Ridge Estates Phase 5	Final Plat Filed 11/18/1996 Document #1996-82182.

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

Instrument and Recording Data

Declaration of Covenants, Conditions and Restrictions for Vista Ridge Estates Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 95-R0077668 on 12/14/1995.

First Annexation to Declaration of Covenants, Conditions and Restrictions for Vista Ridge Estates Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 97-R0025130 on 04/17/1997.

Second Annexation to Declaration of Covenants, Conditions and Restrictions for Vista Ridge Estates Homeowner's Association, Inc., Recorded in the Property Records of Denton County, Texas as Document # 98-R0071107 on 08/10/1998.

5. Vista Ridge Estates Homeowner's 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 200, Plano, Texas 75093. For Resale Certificate information go to 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

IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized agent
on this 24th day of February, 2023 X

VISTA RIDGE ESTATES HOMEOWNER'S ASSOCIATION, INC.

By: CMA, its Manager

By: Martha L. McCaskill

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF COLLIN

This instrument was acknowledged before me on the 24th day of February, 2023, X
by MARTHA L. MCCASKILL of CMA, Manager for Vista Ridge Estates Homeowner's
Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Dean Morgan McCaskill
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

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

