

Denton County
Juli Luke
County Clerk

Instrument Number: 153718

ERecordings-RP

MEMORANDUM

Recorded On: August 24, 2021 01:58 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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: 153718
Receipt Number: 20210824000622
Recorded Date/Time: August 24, 2021 01:58 PM
User: Debra B
Station: Station 42

Record and Return To:

Simplifile



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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HEATHER RIDGE ESTATES HOMEOWNERS' ASSOCIATION, INC.**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of HEATHER RIDGE ESTATES HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, FRISCO/1999 PROPERTIES, LTD., a Texas limited partnership, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Heather Ridge Estates, filed of record on April 12, 2000, and is recorded in Volume 4567, Page 646 of the Official Public Property Records of Denton County, Texas (the "Declaration") as supplemented or amended, is incorporated herein for all purposes.

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 209.004 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 subdivision which is the subject of the Declaration is Heather Ridge Estates, Phases I, IIA, 2B, III, IV, and V.
2. **Name of the Association.** The name of the Association is Heather Ridge Estates Homeowners' Association, Inc.
3. **Recording Data for the Subdivision.** The recording data for the subdivision is set forth on Exhibit A, attached and incorporated herein.
4. **Recording Data for the Declaration.** The Declaration is recorded in Volume 4567, Page 646 and amended or supplemented by instruments recorded in the Official Public Records of Denton County, Texas, to wit: (i) in Volume 5162, Page 3788; (ii) as Instrument No. 2004-33462; (iii) as Instrument No. 2004-102846; (iv) as Instrument No. 2004-124859; (v) as Document No. 2009-143350; (v) as Instrument No. 2019-15762; and (vi) as Instrument No. 2020-53568.

5. **Name and Contact Information for the Association or the Managing Agent of the Association.** The Association's managing agent is RealManage, 6400 International Parkway, Suite 1000, Plano, TX 75093, phone number (866) 473-2573, fax number (866) 919-5696, and email HEARIDGE@Ciramail.com

6. **Website.** The Association's website may be found at www.realmanage.com, www.realmanage.com/homeowner-resident-services, and www.ciranet.com/ResidentPortal.

7. **Fees Due Upon Property Transfer.** Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

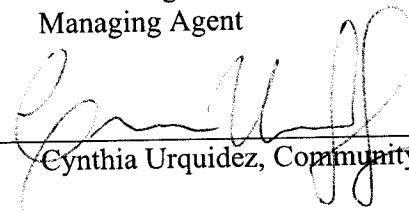
8. **Resale Certificates:** Resale Certificates may be requested by contacting the Association c/o RealManage via www.realmanage.com or www.realmanage.com/closingportal. The telephone number for RealManage is (866) 473-2573. Alternatively, you may contact the office for RealManage at 6400 International Parkway, Suite 1000, Plano, TX 75093.

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

ASSOCIATION:

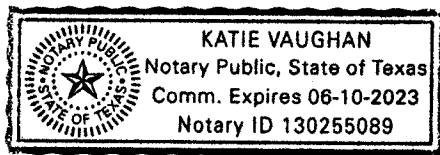
**HEATHER RIDGE ESTATES
HOMEOWNERS' ASSOCIATION, INC.,**
a Texas non-profit corporation

By: RealManage
Its: Managing Agent

By: 
Cynthia Urquidez, Community Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 24th day of August, 2021, by Cynthia Urquidez, Community Manager with RealManage, the Managing Agent of Heather Ridge Estates Homeowners' Association, Inc., a Texas non-profit corporation.



Katie Vaughn
Notary Public, State of Texas

EXHIBIT A

- (a) **HEATHER RIDGE ESTATES, Phase I, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet R, Slide 314, Plat Records, Denton County, Texas; and**
- (b) **HEATHER RIDGE ESTATES, Phase II-A, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Slide 475, Plat Records, Denton County, Texas;**
- (c) **HEATHER RIDGE ESTATES, Phase II-B, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet U, Slide 478, Plat Records, Denton County, Texas;**
- (d) **HEATHER RIDGE ESTATES, Phase III, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet V, Slide 525, Plat Records, Denton County, Texas;**
- (e) **HEATHER RIDGE ESTATES, Phase IV, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet V, Slide 783, Plat Records, Denton County, Texas; and**
- (f) **HEATHER RIDGE ESTATES, Phase V, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet V, Slide 834, Plat Records, Denton County, Texas.**