MANAGEMENT CERTIFICATE
FOR
MONTGOMERY RIDGE PHASE II TOWNHOME OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Montgomery Ridge Phase II Townhome Owners Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Montgomery Ridge Phase IIB.

2. The name of the Association: Montgomery Ridge Phase II Townhome Owners Association, Inc.

3. The recording data for the subdivision: See Exhibit A.

4. The name and mailing address of the Association:

   Montgomery Ridge Phase II Townhome Owners Association
   c/o Neighborhood Management Inc
   1024 S Greenville Ave, Suite 230
   Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

   Neighborhood Management, Inc.
   Beverly Coghlan
   1024 S. Greenville Ave, Suite 230
   Allen, TX 75002
   Phone: 972-359-1548
   Email Address: managementcertificate@nmitx.com

6. Website for Dedicatory Instruments: https://neighborhoodmanagement.com

7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	$375.00
Transfer Fee:	$250.00
Optional Inspection Fee:	$150.00
Reserve Fund Contribution:	$475.00.

[ACKNOWLEDGEMENT PAGE FOLLOWS]

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below

MONTGOMERY RIDGE PHASE II TOWNHOME OWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 17th day of January, 2024, by Beverly Coghlan, Agent for the Association of MONTGOMERY RIDGE PHASE II TOWNHOME OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

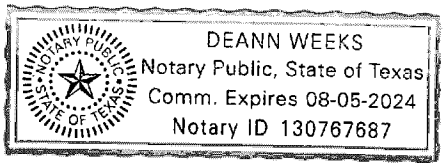


EXHIBIT A

Document	Recording Information
Montgomery Ridge Ph IIB [Plat] – May 15, 2018	Document No. 20180515010002250
Declaration of Covenants, Conditions and Restrictions for Montgomery Ridge Phase II Townhome Owners Association, Inc. – March 26, 2019	Document No. 20190326000312810
Master Declaration of Covenants, Conditions and Restrictions – July 14, 2016	Document No. 20160714000898640
First Amendment to Master Declaration – January 10, 2017	Document No. 20170110000043980

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000005575

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: January 17, 2024 10:19 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $33.00

********** **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:	2024000005575
Receipt Number:	20240117000220
Recorded Date/Time:	January 17, 2024 10:19 AM
User:	Kim D
Station:	Workstation cck024

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF COLLIN

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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp