THE RESERVE AT WESTRIDGE OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

As Required by Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowner's association.

1. **NAME OF PROPERTY OWNERS ASSOCIATION:** The Reserve at Westridge Owners Association

2. **NAME OF SUBDIVISION:** The Reserve at Westridge

3. **RECORDING DATA FOR SUBDIVISION:** The Reserve at Westridge is a large master planned development in the City of McKinney, Texas, initially consisting of 503.874 acres described by metes and bounds in Appendix A of the Community Declaration. The Reserve is being platted in phases and is subject to expansion and contraction. Plats of the Initial phases are recorded in the Plat or Real Property Records of Collin County, Texas, as follows:

   - Phase 1A, recorded Oct. 22, 2007, as Doc. No. 20071022010003750, in Cab. 2007, Slide 567.
   - Phase 1B, recorded Oct. 31, 2007, as Doc. No. 20071031010003880, in Cab. 2007, Slide 592.
   - Amenity Center, recorded Oct. 25,2007, as Doc. No. 20071025010003830, in Cab. 2007, Slide 585.
   - Entry Feature, recorded Oct. 25,2007, as Doc. No. 20071025010003820, in Cab. 2007, Slide 583.
   - Phase 1C, recorded May 8, 2009, as Doc. No 200908160100012000, in Cab. 2009, Slide 190
   - Phase 1D, recorded June 10, 2010, as Doc. No. 20100060010001040, in Cab. 2010, Slide 152-153.
   - Phase 2, recorded June 21, 2011, as Doc. No. 20110621010001090, in Cab. 2011, Slide 152-153
   - Common Area S3, Block S, recorded May 24, 2012, as Doc. No. 20120524010001150, in Cab 2012, Slide 171.
   - Phase 3, recorded May 30, 2012, as Doc. No. 20120560010001230, in Cab. 2012, Slide 184-185
   - Phase 4, recorded January 1, 2013, as Doc. No. 2013011010000230, in Cab. 2013, Slide 33-34
   - Phase 5, recorded April 2, 2013, as Doc. No. 20130402010000910, in Cab 2013, Slide 124.
   - Phase 6, recorded February 24, 2014, as Doc. No. 20140224010000550, in Cab. 2014, Slide 80.
   - Phase 7, recorded October 30, 2014, as Doc. No. 010003640, in Book 2014, Page 586-587.
   - Phase 9, recorded on May 29, 2015, as Doc. No. 20150529010001720, in Book 2015, Page 264-265.
   - Phase 10, Valor Pointe, recorded May 24, 2012, as Doc. No. 20126624010001160, in Cab. 2012, Slide 173.
   - Phase 11, Valor Pointe, recorded April 25, 2013, as Doc. No. 0100001150, in Book 2013, Page 161-162.
   - Phase 12, Valor Pointe, recorded February 27, 2014, as Doc. No. 010000640, in Book 2014, Page 94-95.
   - Phase 14, Valor Pointe at Westridge, recorded on January 7, 2015, as Doc. No. 01000080, in Book 2015, Page 9-10.
   - Phase 16, Valor Pointe, recorded May 09, 2016, as Doc. No. 20160509010001890, in Book 2016, Page 318-319.

- Trailpointe at Westridge – Tract 1402 of The Reserve at Westridge, recorded May 01, 2015, as Doc. No. 20150501010001420, in Book 2015, Page 208-209.
- Phase 19, recorded May 29, 2015, as Doc. No. 20150529010001730, in Book 2015, Page 266-267.
- Phase 23, recorded June 28, 2016, as Doc. No. 20160628010002650, in Book 2016, Page 447-448.

4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** The Reserve at Westridge is subject to the Community Declaration of Covenants, Conditions & Restrictions for The Reserve at Westridge, recorded on October 10, 2007, as Document No. 20071010001395420, Real Property Records, Collin County, Texas, as it may be amended or supplemented from time to time, including the following instrument in Collin County Real Property Records:

   - Amendment to Withdraw Real Property from the Community Declaration recorded on August 13, 2008, as Document No. 20080813000986140.
   - Amendment to Withdraw Real Property from the Community Declaration, recorded March 27, 2013, as Document No. 20130327000404160.
   - Supplemental Declaration for the Reserve at Westridge, recorded January 24, 2014, as Document No. 20140124000072920.
   - Build-Out Amendment to Community Declaration of Covenants, Conditions & Restrictions for The Reserve at Westridge, recorded on April 04, 2014, as Document No. 20140404000325380.
   - Supplement to Community Declaration of Covenants, Conditions & Restrictions for The Reserve at Westridge, Appendix B-1, Notice of Platting and Neighborhood Designation, recorded October 20, 2014, as Document No. 20141030001186230.
   - Amendment to withdraw Real Property from the Community Declaration Re: Parcel 11A05 ~ 24.392 Acres, recorded June 08, 2015, as Document No. 20150608000673490.
   - Appendix B-2 Supplement to Community Declaration for The Reserve at Westridge, recorded on July 22, 2015, as Document No. 20150722000903190
   - Declaration of Patio Home Easements, Restrictions & Specifications for Certain Neighborhoods in The Reserve at Westridge ~ The "Patio Home Declaration" ~, recorded April 08, 2016, as Document No. 20160408000421340

5. **ASSOCIATION NAME AND MAILING ADDRESS:**

   The Reserve at Westridge
   c/o Assured Association Management, Inc.
   2500 Legacy Drive, Suite 220
   Frisco, Texas 75034

6. **ASSOCIATION'S MANAGING AGENT:**

   Margie Maxwell
   c/o Assured Association Management, Inc.
   2500 Legacy Drive, Suite 220
   Frisco, Texas 75034
   www.assuredmanagement.com

   Phone: 469-480-8000
   Fax: 469-480-8080
   Email: Info@assuredmanagement.com

7. **WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:**

www.thereserveatwrhoa.com

8. **FEES CHARGED RELATING TO PROPERTY TRANSFER:**

Resale Certificate:	$375.00
Resale Update Fee:	$ 75.00
Transfer Fee:	$150.00
Rush Fees:	$ 50.00 - $100.00

A Working Capital contribution and a Reserve Fund contribution in the amount of $250.00 each are collected on the first sale of the property (builder to first homeowner). A Reserve Fund contribution equal to half the yearly assessment is due on each subsequent sale. (CC& R's Article 10.12. Notice of HOA sale fees as amended and restated 2017).

Merchant services fees for optional credit card payments will also be charged.

DATE: August 15, 2021

THE RESERVE AT WESTRIDGE OWNERS ASSOCIATION
a Texas Nonprofit Corporation

By: _____
Margie Maxwell, Managing Agent

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 1 day of September, 2021, by Margie Maxwell, Managing Agent of The Reserve at Westridge Owners Association, a Texas nonprofit corporation, on behalf of said corporation.

BRANDY SWORD-CAIN
Notary Public, State of Texas
Comm. Expires 09-15-2023
Notary ID 124670962

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:
Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/02/2021 09:05:05 AM
$38.00 DFOSTER
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