

**THE HEIGHTS AT WESTRIDGE
PROPERTY 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 Heights at Westridge Owners Association, Inc.
- 2. NAME OF SUBDIVISION:** The Heights at Westridge
- 3. RECORDING DATA FOR SUBDIVISION:** The Heights at Westridge is a phased addition to the City of McKinney, Texas, according to the plats thereof recorded in the Plat Records of Collin County, Texas, as may be amended and replatted from time to time, including the following:
 - Phase I, recorded on September 15, 2004, as Doc. No. 2004-0136449, in Cab. P, Slide 891.
 - Phase II, recorded on April 13, 2006, as Doc. No. 20060413010001420, in Cab. 2006, Slide 219, as amended by the Amending Plat recorded April 10, 2015 as Doc. No. 2015041001000180 in Cab. 2015, Slide 173.
 - Phase III, recorded on Oct. 17, 2007, as Doc. No. 20071017010003680, in cab. 2007, Slide 554, as amended by the partial replat recorded on Nov. 27, 2007, as Doc. No. 20071127010004170, in Cab. 2007, Slide 639, and the Amending Plat recorded April 10, 2015 as Doc. No. 2015041001000180 in Cab. 2015, Slide 173.
 - Phase IV, recorded on July 5, 2012, as Doc. No. 20120705010001660, in Cab. 2012, Slide 245.
 - Phase V, recorded on July 5, 2012, as Doc. No. 20120705010001670, in Cab. 2012, Slide 246.
 - Phase VI, recorded on September 05, 2013, as Doc. No. 20130905010002660, in Cab. 2013, Slide 409.
 - Phase VII, recorded on August 12, 2014 as Doc. No. 20140812010002570 in Cab. 2014, Slide 411.
 - Phase VIII, recorded on August 12, 2014 as Doc. No. 20140812010002580 in Cab. 2014, Slide 412.
- 4. TWO PROPERTY OWNERS ASSOCIATION:** Each owner of a lot in The Heights at Westridge is a member of the following two mandatory property owners associations:
 - The Heights at Westridge Owners Association, which derives its authority from the Declaration of Covenants, Conditions & Restrictions for The Heights at Westridge described in Paragraph 5 below.
 - Westridge Residential Association. Inc., which derives its authority from the Master Declaration described in Paragraph 6 below, and which is commonly known as the "Westridge Master Association."
- 5. RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in The Heights at Westridge are subject to the Declaration of Covenants, Conditions & Restrictions for The Heights at Westridge, recorded on May 20, 2004, as Document No. 2004-0074212, in Volume 5673, Page 03016, Real Property Records, Collin County, Texas, as supplemented and amended from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:

- Annexation of Phase 2 [and] Addition to Screening Fence Section, recorded on March 1, 2006, as Document No. 20060301000263900, Real Property Records, Collin County, Texas.
 - Annexation of Phase 3 [and] Addition to Screening Fence Section, recorded on July 27, 2007, as Document No. 20070727001040970, Real Property Records, Collin County, Texas.
 - Notice of Filing of Dedicatory Instruments For The Heights Of Westridge, recorded November 10, 2011, as Document No. 20111110001218590, Real Property Records, Collin County, Texas.
 - The Heights at Westridge Build-Out Amendment, recorded February 22, 2012, as Document No. 20120222000202940, Real Property Records, Collin County, Texas.
 - The Heights at Westridge Annexation of Phase 4 [and] Addition to Screening Fence Section, recorded on June 08, 2012, as Document No. 20120608000684240, Real Property Records, Collin County, Texas.
 - The Heights at Westridge Annexation of Phase 5 [and] Addition to Screening Fence Section, recorded June 08, 2012, as Document 20120608000684250, Real Property Records, Collin County, Texas.
 - First Supplement to the Notice of Filing of Dedicatory Instruments for The Heights of Westridge, recorded on May 20, 2013, as Document No. 20130520000689460, Real Property Records, Collin County, Texas.
 - The Heights at Westridge Annexation of Phase 6 [and] Addition to Screening Fence Section, recorded on September 18, 2013, as Document No. 20130918001314840, Real Property Records, Collin County, Texas.
 - Second Supplement to the Notice of Filing of Dedicatory Instruments for The Heights of Westridge, recorded on October 25, 2013, as Document No. 20131025001462220, Real Property Records, Collin County, Texas.
 - Finances Amendment, recorded on March 19, 2014 as Document No. 20140319000255100, Real Property Records, Collin County, Texas.
 - The Heights at Westridge Annexation of Phase 7 [and] Addition to Screening Fence Section, recorded on July 18, 2014, as Document No. 20140718000751690, Real Property Records, Collin County, Texas.
 - The Heights at Westridge Annexation of Phase 8, recorded on July 18, 2014, as Document No. 20140718000751700, Real Property Records, Collin County, Texas.
6. **MASTER DECLARATION INFORMATION:** In addition to The Heights at Westridge Declaration described in Paragraph 5 above, lots in The Heights at Westridge are also subject to the Master Declaration of Covenants, Conditions and Restrictions for Westridge Community of McKinney, recorded as Document No. 2002-0011025, in Volume 05089, Page 03427, Real Property Records, Collin County, Texas, as it may be corrected, amended, and supplemented from time to time, including the following instruments recorded in the Real Property Records of Collin County, Texas:
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "Eagles Nest at Westridge", a Subdivision within Westridge Community of McKinney, recorded January 22, 2002, as Document No. 2002-0011027, in Volume 05089, Page 3514.

- First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded May 16, 2002, as Document No. 2002-0070641.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Summit at Westridge", a Subdivision within Westridge Community of McKinney, recorded September 19, 2002, as Document No. 2002-01348360.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways at Westridge", a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded September 19, 2002, as Document No. 2002-01348370.
- Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions, Westridge Community of McKinney, Collin County, Texas, recorded November 20, 2002, as Document No. 2002-0171988, in Volume 5301, Page 004115.
- First Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Eagles Nest at Westridge", a Subdivision within Westridge Community of McKinney, recorded on January 27, 2003, as Document No. 2003-0015934, in Volume 5343, Page 005023.
- First Amendment to First Supplemental Declaration of Covenants, Conditions and restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded on January 27, 2003, as Document No. 2003-0015935.
- Second Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for "Windsor Hills at Westridge", a Subdivision within Westridge Community of McKinney, recorded on April 30, 2003, as Document No. 2003-0078979.
- Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions, recorded February 05, 2004, as Document No. 2004-00168970.
- First Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions recorded May 17, 2004, as Document No. 2004-00716350.
- Re-Recording of First Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions (Refiled to Include Exhibit "B-1") recorded September 20, 2004, as Document No. 2004-0138486.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways North at Westridge" a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded on February 22, 2005, as Document No. 2005-0021962.
- Declaration of Annexation of Parcel 11B03, recorded November 08, 2005, as Document No. 2005-0158375.

- Declarant Rights Amendment to Declaration of Covenants, Conditions & Restrictions for Westridge Community of McKinney, Texas and Notice of Effect on Association Bylaws, recorded November 08, 2005, as Document No. 2005-1108001586630, in Volume 6040, Page 3447.
- Assignment and Assumption of Declarant Status and Rights Under Master Declaration for Westridge Community, recorded on November 10, 2005, as Document No. 2005-1110001598210.
- Third Amendment to First Supplemental Declaration of Covenants, Conditions and Restrictions for “Winsor Meadows at Westridge”, recorded April 26, 2006, as Document No. 2006-0426000556540.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for “The Fairways West at Westridge” a Subdivision within the Westridge Community of McKinney, Collin County, Texas, recorded March 15, 2007, as Document No. 2007-0315000354700.
- Second Amendment to Declaration of Annexation and First Supplemental Declaration of Covenants, Conditions and Restrictions Parcel 12 – The Heights at Westridge within Westridge Community of McKinney, Collin County, Texas recorded October 01, 2007, as Document No. 2007-1001001352120.
- Declaration of Annexation for “Greens of Westridge”, II recorded on February 29, 2008, as Document No. 2008-0229000238440.
- Amendment of Master Declaration RE: Declarant Assessments, recorded March 07, 2008, as Document No. 2008-0307000273240.
- First Supplemental Declaration of Covenants, Conditions and Restrictions for “Greens of Westridge” a Subdivision within Westridge Community of McKinney, Collin County, Texas, recorded April 29, 2008, as Document No. 2008-0429000514290.
- Amendment of Master Declaration to Identify Neighborhoods, recorded June 03, 2008, as Document No. 2008-0603000670420.
- Clarified and Restated Amendment of Master Declaration RE: Declarant Assessments, recorded on July 02, 2008, as Document No. 2008-070200810320.
- Amendment of Master Declaration to Re-Allocate Responsibility for Streetscape Maintenance and Entries, recorded on July 09, 2008, as Document No. 2008-0709000837700.
- Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Westridge Community of McKinney, Collin County, Texas, recorded September 18, 2013, as Document No. 2013-0918001311430.

7. ASSOCIATION NAME AND MAILING ADDRESS:

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

8. ASSOCIATION'S MANAGING AGENT:

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

Phone: (469)-480-8000
Fax: (469)-480-8080
Email: Info@assuredmanagement.com
Website: www.assuredmanagement.com

9. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:

www.theheights@westridge.com

10. FEES CHARGED RELATING TO PROPERTY TRANSFER:

Resale Certificate:	\$375.00	Transfer Fee:	\$150.00
Resale Update Fee:	\$ 75.00	Statement of Account:	\$ 50.00
Rush Fees:	\$ 50.00 - \$100.00		

A Reserve Fund Contribution in the amount equal to one-quarter of the Sub-Association's annual assessment is due upon every transfer.

Merchant Services Fees for optional credit card payments will also be charged.

11. NOTICE OF TWO ASSESSMENTS & TWO LIENS: Every lot in The Heights at Westridge is obligated for assessments to two associations - a regular assessment to The Heights at Westridge Owners Association, Inc., and a regular assessment to the Westridge Residential Association, Inc. - each of which is secured by an assessment lien in favor of the respective association.

12. UNIFIED TWO-TIER MANAGEMENT: Section 2.04 of the Master Declaration of Covenants, Conditions and Restrictions for Westridge Community of McKinney stipulates that one management company will manage the entire Westridge Community of McKinney. Accordingly, Assured Association Management, Inc. (AMI) – the company that manages the Master Association - also manages the seven Sub-Associations in The Westridge Community of McKinney, of which The Heights is one.

13. RESALE CERTIFICATES/SUBDIVISION INFORMATION: One benefit of unified management is that AMI issues a resale certificate containing pertinent information for both the Master Association and the Sub-Association.

DATED August 31, 2021

THE HEIGHTS AT WESTRIDGE OWNERS ASSOCIATION, INC.,
a Texas Nonprofit Corporation

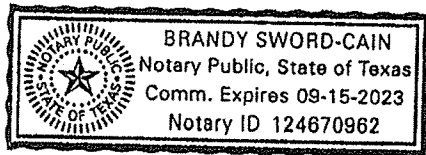
By: Margie Maxwell

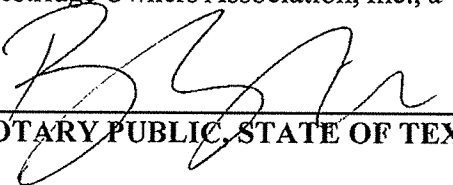
Margie Maxwell, Managing Agent

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 Heights of Westridge Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.




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
09/08/2021 12:18:00 PM
\$46.00 TBARNETT
20210908001823020

