FOSSIL CREEK 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:** Fossil Creek at Westridge Owners Association

2. **NAME OF SUBDIVISION:** Fossil Creek at Westridge

3. **RECORDING DATA FOR SUBDIVISION:** Fossil Creek at Westridge is a phased addition to the City of McKinney, Collin County, Texas. Phases containing residential lots include the following plats recorded in the Plat Records of Collin County, Texas:

   Phase 1 – Recorded June 7, 2013, as Document No. 20130007018031000, in Book 2013, Page 243-244.

   Phase 2 – Recorded April 16, 2015, as Document No. 20150416010001270, in Book 2015, Page 186-187.

   Phase 3 – Recorded June 23, 2016, as Document No. 20160623010002530, in Book 2016, Page 427-428.

   Phase 4 – Recorded August 17, 2016, as Document No. 20160817010003320, in Book 2016, Page 557-558.

4. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:**

   Lots in Fossil Creek at Westridge are subject to the Declaration of Covenants, Conditions & Restrictions for Fossil Creek at Westridge recorded on May 24, 2013, as Instrument No. 20130524000718350 of the Real Property Records, Collin County, Texas, as amended or supplemented from time to time, such as the following:

   Appendix "C" Correction Amendment to Declaration of Covenants, Conditions & Restriction for Fossil Creek at Westridge recorded on March 30, 2015 as Instrument No. 20150330000349540.

   First Amendment to the Declaration of Covenants, Conditions & Restrictions for Fossil Creek at Westridge recorded on January 11, 2017 as Instrument No. 20170111000049630.

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

   Fossil Creek 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.fossilcreekhoa.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 contribution in the amount of $400.00 and a reserve contribution in the amount of $100.00 are due at the builder to first homeowner sale OR a reserve contribution equal to half the annual assessment is due upon each subsequent sale. CC&R's 17.4 and First Amendment.

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

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SIGNATURE PAGE

DATE: August 15, 2021

FOSSIL CREEK AT WESTRIDGE OWNERS ASSOCIATION
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 27 day of August, 2021, by Margie Maxwell, Managing Agent of Fossil Creek 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

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Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
08/30/2021 04:49:57 PM
$38.00 DKITZMILLER
20210830001760980

Stacey Kemp