FAIRWAYS NW AT WESTRIDGE
(Platted as Fairways North and as Fairways West)
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:** Fairways NW at Westridge Owners Association

2. **NAME OF SUBDIVISION:** Fairways North at Westridge, Fairways West at Westridge

3. **RECORDING DATA FOR SUBDIVISION:** Fairways NW at Westridge is comprised of two platted subdivisions in the City of McKinney - Fairways North and Fairways West, according to the plats thereof recorded in the Plat Records of Collin County, Texas, including the following:

   - Fairways North at Westridge, recorded on April 20, 2005, as Document No. 2005-0051424, in cabinet Q, Slide 321

   - Amenity Center for Fairways West at Westridge, recorded on February 9, 2006, as Document No. 20060209010000480, in Cabinet 06, Slide 73-01

   - Fairways West at Westridge, recorded on March 5, 2007, as Document No. 20070305010000710, in Cabinet 2007, Slide 110

4. **TWO PROPERTY OWNERS ASSOCIATIONS:** Each owner of a lot in Fairways NW at Westridge is a member of the following two mandatory property owners associations:

   - Fairways NW at Westridge Owners Association, which derives its authority from the Fairways NW Declaration described in Paragraph 4 below.

   - Westridge Residential Association. Inc., which derives its authority from the Master Declaration described in Paragraph 5 below, and which is commonly known as the "Westridge Master Association."

5. **RECORDING DATA FOR DECLARATION & AMENDMENTS THERETO:** Lots in Fairways NW at Westridge are subject to the Declaration of Covenants, Conditions & Restrictions for Fairways NW at Westridge, recorded on March 3, 2005, as Document No. 2005-0026751, in Volume 5868, Page 05351, 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:

   - City Standards Amendment, recorded on April 18, 2005, as Document No. 2005-0049898, in Volume 05899, Page 02442.

   - Annexation of Amenity Center, recorded on January 26, 2006, as Document No.20060126000111680.

- Annexation of Fairways West, recorded on July 3, 2006, as Document No. 20060703000911250.

- Designation of Successor Developer, recorded on September 20, 2007, as Document No. 20070920001312820.

- Notice of Platting and Notice of Golf Course Lots, recorded on August 13, 2008, as Document No. 20080813000986120.

- Clarification Amendment RE: Budget Funding, recorded on February 02, 2009 as Document No. 20090202000099510.

6. **MASTER DECLARATION INFORMATION:** In addition to the Fairways NW Declaration described in Paragraph 5 above, lots in Fairways NW 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.

   - 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. 2008-060300670420.

- 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.

7. ASSOCIATION NAME AND MAILING ADDRESS:

Fairways NW 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
Website: www.assuredmanagement.com

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

9. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:

http://www.fairwaysnwhoa.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		

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

11. NOTICE OF TWO ASSESSMENTS & TWO LIENS: Every lot in Fairways NW at Westridge is obligated for assessments to two associations - a regular assessment to the Westridge Eagles Nest Owners Association, 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 7 Sub-Associations in The Westridge Community of McKinney, of which Fairways NW 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.

14. OTHER INFORMATION:

- Fairways NW at Westridge is not the subdivision known as "Fairways at Westridge," which is subject to different restrictions and has its own HOA.

- Fairways North and Fairways West are separated by a private golf course that is not related to Fairways NW, except by location.
- Fairways North and Fairways West share one amenity center, located on the "West" side of Fairways NW.
- The initial "Developer" of Fairways NW was Fairways North Development, Inc. On the date of this Certificate, the successor Developer is D. R. Horton - Texas, Ltd.

DATED August 27, 2021

FAIRWAYS NW 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 Fairways NW Owners Association, Inc., 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

COUNTY COURT OF COLLIN COUNTY TEXAS

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/04/2021 10:07:47 AM
$42.00 SCAPELA
20210904001806230

Stacey Kemp