# MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of May 26, 2025 by Lakeridge Townhomes Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

W I T N E S S E T H :

WHEREAS, the Declarant for Lakeridge Townhomes Homeowners Association, Inc. has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Lakeridge Townhomes filed of record on or about August 23, 2006 (the "Declaration") and recorded at Instrument #2006-103818 in the Real Property Records of Denton County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Lakeridge Townhomes

WHEREAS, the Association was duly formed on August 15, 2006, as Lakeridge Townhomes Homeowners Association, Inc.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Lakeridge Townhomes.

2. Name of the Association. The name of the Association is the Lakeridge Townhomes Homeowners Association, Inc. and is located at Denton County, Texas. The mailing address for the Association is 3751 Main Street, Suite 600 #122, The Colony, TX 75056.

3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Denton County Clerk's office.

4. Recording Data for the Declaration. The Declaration for the Association was filed on or about August 23, 2006 (the "Declaration") recorded at Instrument #2006-103818 in the Real Property Records of Denton County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration was amended as follows:

- On or about November 29, 2006 at Instrument #2006-145265; and,
- On or about May 27, 2008 at Instrument #2008-57042.

5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:
Lakeridge Townhomes Homeowners Association, Inc.
3751 Main Street, Suite 600 #122
The Colony, TX 75056

6. Manager of the Association. The telephone number for the manager of the Association is 469 921 8222 and the email address for the manager of the Association is lakeridgetownhomesassoc@gmail.com.

7. Website for the Association. The website for the Association is http://lakeridgetownhomesbythelake.managebuilding.com.

8. Resale Certificates: Resale Certificates may be requested by contacting Erika Williams at lakeridgetownhomesassoc@gmail.com. The cost of a Resale Certificate is $375.00.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Lakeridge Townhomes Homeowners Association, Inc., a Texas non-profit corporation

By: _____
Authorized Representative for
Lakeridge Townhomes Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 21 day of May, 2025 by Erika Y. Williams Authorized Representative for Lakeridge Townhomes Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public In and for the State of Texas

SWAROOP KOTA
Notary Public, State of Texas
Comm. Expires 06-21-2026
Notary ID 133822069

_____
Notary Public Signature