

**MANAGEMENT CERTIFICATE
OF
RANGER CROSSING RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Ranger Crossing Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Ranger Crossing.
2. The name of the Association: Ranger Crossing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Ranger Crossing, recorded under Document No. 2022000153596 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Ranger Crossing Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Ranger Crossing Residential Community, Inc. c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548
Email Address:	managementcertificate@nmitx.com

7. Website to access the Association’s dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$750.00

Transfer Fee - \$250.00

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RANGER CROSSING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 29th day of September, 2022.

**RANGER CROSSING RESIDENTIAL COMMUNITY,
INC.,**

a Texas nonprofit corporation

By: [Signature]

Printed Name: David Booth

Title: President

STATE OF TEXAS

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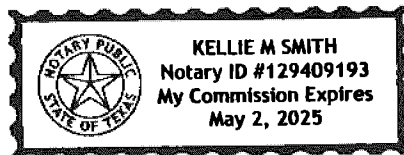
COUNTY OF Dallas

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This instrument was acknowledged before me on the 29th day of September, 2022 by David Booth, President of RANGER CROSSING RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Ranger Crossing, recorded under Document No. 2022000153596 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time.
2. Ranger Crossing Community Manual, recorded under Document No. 2022000154008 in the Official Public Records of Collin County, Texas, as same may be amended and supplemented from time to time.
3. Ranger Crossing Adoption of Working Capital Assessment, recorded under Document No. 2022000154710 in the Official Public Records of Collin County, Texas.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2022000154882

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 20, 2022 08:33 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022000154882
Receipt Number: 20221020000028
Recorded Date/Time: October 20, 2022 08:33 AM
User: Olivia C
Station: Station 2

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX