

**PROPERTY OWNERS ASSOCIATION 2ND AMENDED MANAGEMENT CERTIFICATE FOR
NORTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.**

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

Per Texas Property Code 209.004) (effective September 1, 2013) "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Collin §

1. Name of Subdivision: Northridge Estates
2. Subdivision Location: Collin County
3. Name of Homeowners Association: Northridge Estates Homeowners Association, Inc.
4. Recording Data for Association: BEING a tract of land situated in the JOHN WHEELER SURVEY, ABSTRACT NO. 1029, in the City of Plano, COLLIN County, Texas and being a portion of a tract of land as conveyed to W. H. Rasor and evidenced in a deed recorded in Volume 341 at Page 445, a portion of a tract of land as conveyed to Lura Beth Smith and W. H. Rasor and evidenced in a deed recorded in Volume 1503 at Page 18 and a portion of a tract of land as conveyed to William H. Rasor, III, executor and evidenced in a deed recorded in County Clerk's File No. 93-0029907, all of the Official Records of Real Property of COLLIN County, Texas, and being more particularly described by metes and bounds as follows (bearings referenced to City of Plano Control Monument F-9):

BEGINNING at a one-inch iron rod found for the Northeasterly corner for the called 49.10 acre parcel described as First Tract by deed recorded in Volume 633, Page 1, of the Official Records of Real Property of COLLIN County, Texas, same being the Northwesterly corner of that called 58-693 acre parcel described in Clerk's File NO. 92-0021687, of the Official Records of Real Property of COLLIN County, Texas, and being the South line of a called 80.556 acre parcel described in Volume 1503, Page 18, of the Official Records of Real Property of COLLIN County, Texas, being the Southwest corner of the herein described tract;

THENCE North 00 degrees 00 minutes 45 seconds West, a distance of 50.16 feet to a set 5/8-inch iron rod with cap marked KHA (set iron rod) for the beginning of a curve;

THENCE Northwesterly with the arc of said curve to the left, having a delta angle of 37 degrees 47 minutes 50 seconds, a radius of 450.00 feet and an arc length of 296.86 feet to a set iron rod,

THENCE North 37 degrees 48 minutes 34 seconds West, a distance of 232.84 feet to a set iron rod on the arc of a curve to the left for the centerline of a 60-foot-wide TU Electric Easement described in Clerk's File 96-0092534, of the Official Records of Real Property of COLLIN County, Texas;

THENCE in a Northeasterly direction along the centerline of said easement as follows:

Along said curve to the left having a radial bearing of North 37 degrees 48 minutes 34 seconds West, a central angle of 05 degrees 55 minutes 32 seconds, a radius of 2245.94 feet and an arc length of 232.28 feet to a set iron rod for the end of said curve;

North 46 degrees 15 minutes 53 seconds East, a distance of 824.58 feet to a set iron rod for the beginning of a curve to the right;

Along the arc of said curve to the right, continuing along said centerline, having a central angle of 20 degrees 27 minutes 31 seconds, a radius of 2499.89 feet, and an arc length of 892.64 feet to a set iron rod for the beginning of a compound curve to the right;

THENCE along the arc of said curve to the right, having a central angle of 23 degrees 37 minutes 50 seconds, a radius of 2599.70 feet and an arc length of 1072.20 feet to a set iron rod for the end of said curve;

THENCE South 89 degrees 38 minutes 46 seconds East, a distance of 124.79 feet to set iron rod for the intersection of the projected centerline of McDermott Road (110 foot right-of-way) and the West Right-of-Way for Coit Road as dedicated in Donation Deed, recorded in Clerk's File No. 97-0026367 of the Official Records of Real Property of COLLIN County, Texas;

THENCE South 00 degrees 25 minutes 27 seconds West with said West Right-of-Way, 1616.80 feet to a set iron rod;

THENCE North 89 degrees 22 minutes 02 seconds West with an existing fence, a distance of 387.21 feet to a fence corner;

THENCE South 00 degrees 28 minutes 45 seconds West, generally along an existing fence, a distance of 338.00 feet to an iron rod set for corner on the North line of Stonehaven Place, Phase One an Addition to the City of Plano as recorded in Cabinet J, Page 31, of the Official Records of Real Property of COLLIN County, Texas;

THENCE Westerly with said North line and the North line of the aforesaid called 58.693 acre parcel as follows:

North 89 degrees 18 minutes 26 seconds West, a distance of 1306.59 feet to a 1 -inch iron rod found for corner;

North 89 degrees 49 minutes 45 seconds West, a distance of 734.46 feet to the POINT OF BEGINNING and CONTAINING 86.438 acres.

5. Recording Data for Declaration: All terms used herein, such as (but not by way of limitation) "Owner", "Lot", "Common Areas", "Declarant", and "Assessments" shall have the same meanings as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Northridge Estates Homeowners Association, Inc., recorded on May 11, 1999 in Volume 04413, Page 01761, et seq. of the Land Records of Collin County, Texas, including any amendments thereof or - supplements thereto

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Articles of Incorporation, Bylaws, Amended DCC&Rs are filed under 20080618000738690 and 20081024001260540

The below Northridge Estates Homeowners Association, Inc. Policies, Resolutions and Guidelines are filed under Document No. 20181126001440730:

Billing Policy and Payment Plan Guidelines

Violation Enforcement Resolution

Records Retention Policy

Membership Voting Policy

E-mail Registration Policy

Religious Item Display Guidelines

Solar Energy Device Guidelines

Roofing Material Guidelines
Rainwater Collection Devices Guidelines
Flag Display Guidelines
Drought-Resistant Landscaping and Natural Turf Guidelines
Conflict of Interest Policy
Electronic and Telephonic Action Policy
Standby Electric Generators Guidelines
Uncurable Violation Enforcement Resolution
Guidelines for Land Use of Adjacent Lots
Records Inspection Policy

Northridge Estates Homeowners Association, Inc. Pool Rules are filed with and attached to this Certificate.

7. Mailing Address and Contact Information for the Association and the Managing Agent:
Spectrum Association Management
5212 Tennyson Pkwy, #1424
Plano, TX 75024
contact@spectrumam.com
972-992-3444 Fax: 972-992-3440

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 10th day of April, 2019

Northridge Estates Homeowners Association, Inc.

By: Shelby Schilleci
Shelby Schilleci (of Spectrum Association Management) Managing Agent

State of Texas §

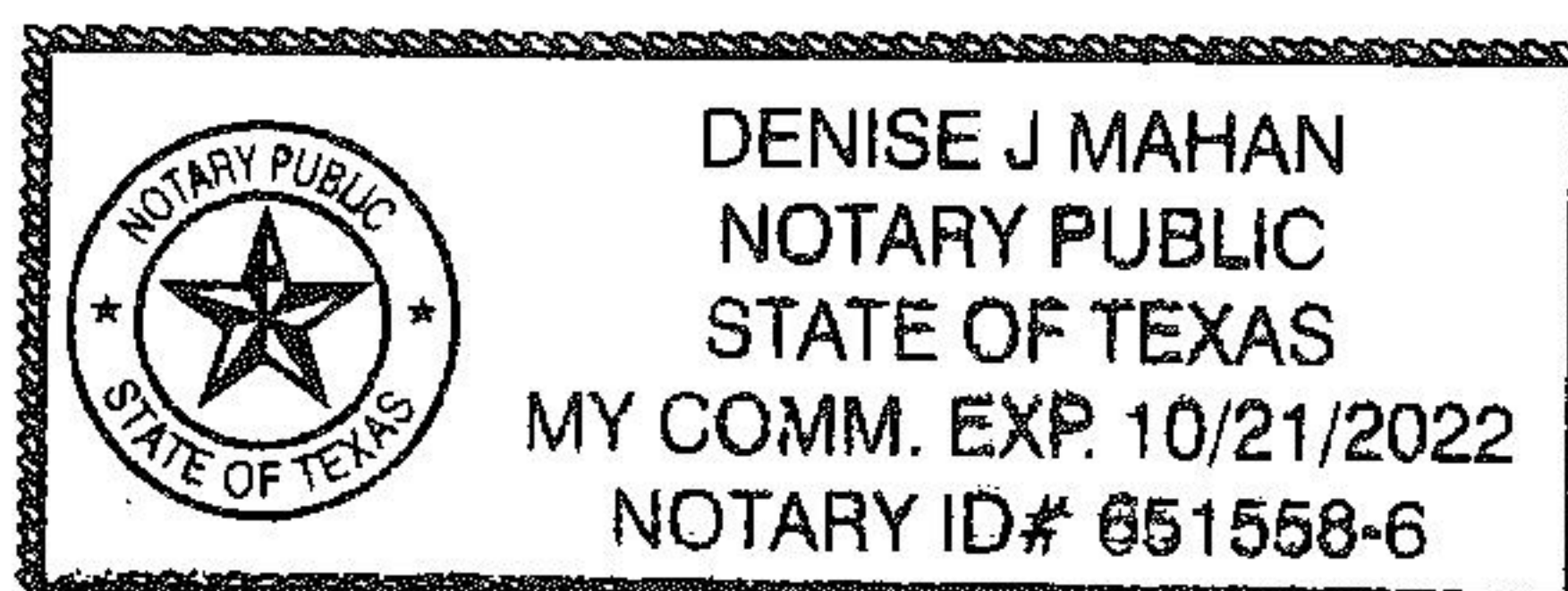
County of Bexar §

This instrument was acknowledged and signed before me on 10th, April, 2019

by Shelby Schilleci, representative of Spectrum Association Management, LP, the Managing Agent for Northridge Estates Homeowners Association, Inc., on behalf of said Association.

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro, #318
San Antonio, TX 78232

Denise J Mahan
Notary Public, State of Texas



Northridge Estates Homeowners Association, Inc.

POOL ADDRESS: 8803 CALISTOGA SPRINGS WAY, PLANO, TEXAS 75024 (COLLIN COUNTY)

IN THE EVENT OF MEDICAL EMERGENCY OR PROPERTY THREAT, CALL 911 IMMEDIATELY.

SWIM AND USE FACILITIES AT YOUR OWN RISK.

ALL POOL RULES APPLY TO RESIDENTS AND TENANTS, AND THEIR FAMILIES, GUESTS, INVITEES, OR ANYONE USING THE POOL FACILITY.

Pool Rules (Swimming and Wading Pools): Swim at your own risk at all times!

1. Pool Hours: 8:00 a.m. to 9:00 p.m. during the swim season. Noise disturbances, or other incidents and safety rule violations after these hours, should be reported to the police.
2. All persons swim and use the pool at their own risk. There is no lifeguard on duty.
3. CAUTION: Water in the pool is shallow. NO DIVING, cannon-balling, or similar activities are allowed.
4. Entry to the pool shall be through the gates only. Climbing over the fence or gate is prohibited. The gates must be closed and locked at all times.
5. It is the responsibility of each resident to ensure that children sixteen years or younger are supervised at all times while in the pool area by a designated, responsible adult eighteen years or older.
6. A Northridge Estates resident must accompany all guests at all times. No resident shall give or lend his or her pool access proximity card to anyone other than family members residing in the same household.
7. Any resident has the right to remove from the pool area children who are not accompanied by an adult and guests who are not accompanied by a resident. The exercise of such right must be judicious and in compliance with all applicable laws.
8. NO GLASS. Only unbreakable containers are permitted in the pool area.
9. NO PETS of any kind are allowed inside the gated pool area.
10. Bicycles, roller skates, skateboards, scooters, and motorized or battery operated vehicles are not permitted in the gated pool area.
11. Running, disruptive tag games, and boisterous play of any kind are not permitted in the pool area.
12. Audio and video devices are to be kept at a level that does not disturb others in the pool area and surrounding properties.
13. Do not throw items such as rocks, nails, marbles, coins, or other contaminants in the pool. Use of floating tubes, rafts, and toys must not interfere with the use of the pool by others.
14. Usual and customary swimming attire is required. Cut-offs or blue jeans do not meet this requirement. Children who are not potty trained must wear swim diapers.
15. Residents interested in scheduling a non-exclusive event at the pool area shall register their party with the management company, pay the applicable security deposit, and abide by the Group Pool Event Residential Policy.
16. NO FOOD OR BEVERAGE may be consumed in the pool or while sitting on the edge of the pool. Consumption of alcoholic beverages in the pool area is strictly prohibited and may be in violation of Plano City Ordinance.
17. NO SMOKING OR TOBACCO PRODUCTS ARE ALLOWED IN THE ASSOCIATION'S COMMON AREAS.
18. Use lifesaving equipment in and around the pool area only in an emergency. These are not play items and are maintained for everyone's safety.
19. Parking is for pool guests only. Overnight parking in the pool parking lot is prohibited.
20. Any adult resident has the right to demand of any person who fails to abide by the pool safety rules to leave the premises. Failure to follow these rules may result in pool privilege suspension and/or fines.
21. IN CASE OF EMERGENCY, CALL 911.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/10/2019 09:01:16 AM
\$38.00 NPRECELLA
20190410000378990

Stacey Kemp