

**WESTRIDGE HOMEOWNERS' ASSOCIATION
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:** WestRidge Homeowners' Association, Inc.
2. **NAME OF SUBDIVISION:** WestRidge Homeowners Association
3. **RECORDING DATA FOR SUBDIVISION:** WestRidge Homeowners Association is an addition to the City of McKinney, Collin County, Texas. The plat of Westridge at Fairways Phase 1, was recorded September 27, 2002 as Document No. 2002-0138734, in Cabinet O, Page 137-138, Plat Records, Collin County, Texas. The plat of Westridge on the Fairways Phase 2 was recorded on December 8, 2003 as Document No. 2003-0236840, in Cabinet P, Page 332-333, Plat Records, Collin County, Texas.
4. **TWO PROPERTY OWNERS ASSOCIATIONS:** Each owner of a lot in WestRidge is a member of the following two mandatory property owners associations:
 - WestRidge Homeowners' Association, Inc. which derives its authority from the WestRidge 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. **DECLARATION INFORMATION:** Lots in WestRidge are subject to the Sub-Association Declaration of Covenants, Conditions & Restrictions for WestRidge of McKinney, an addition to the City of McKinney, recorded on June 3, 2003, as Document No. 2003-0102537, Real Property Records, Collin County, Texas as it may be amended from time to time, including the following instruments in the Real Property Records of Collin County, Texas:
 - First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Summit at WestRidge", recorded on September 19, 2002, as Document No. 20020-0134836, Real Property Records, Collin County, Texas.
 - First Supplemental Declaration of Covenants, Conditions and Restrictions for "The Fairways at WestRidge", recorded on September 19, 2002, as Document No. 2002-0134837, Real Property Records, Collin County, Texas.
6. **MASTER DECLARATION INFORMATION:** In addition to the WestRidge Declaration described in Paragraph 4 above, lots in 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:

WestRidge Homeowners' 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
www.assuredmanagement.com

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

9. WEBSITE ON WHICH DEDICATORY INSTRUMENTS ARE AVAILABLE:

www.summitfairwayshoa.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 WestRidge Homeowners' Association is obligated for assessments to two associations - a regular assessment to the WestRidge Homeowners' 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 WestRidge Homeowners' Association 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.

DATED August 29, 2021

WESTRIDGE HOMEOWNERS' ASSOCIATION, INC.,
a Texas Nonprofit Corporation

By: 
Margie Maxwell, Managing Agent

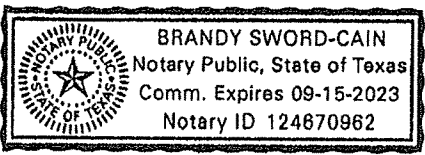
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 1 day of September, 2021, by Margie Maxwell, Managing Agent of Westridge Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING PLEASE RETURN TO:
Assured Association Management, Inc.
2500 Legacy Drive, Suite 220
Frisco, Texas 75034

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/04/2021 10:06:05 AM
\$42.00 SCAPELA
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