

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
HERITAGE RANCH**

STATE OF TEXAS                   §  
  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF COLLIN           §

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for **The Homeowners Association of Heritage Ranch, Inc.**

1. The name of the subdivision is Heritage Ranch Golf & Country Club.
2. The name of the association is The Homeowners Association of Heritage Ranch.
3. The recording data for the subdivision is as follows:

<u>Subdivision</u>	<u>Recording Data</u>
Heritage Ranch	Site Survey Plat recorded May 8, 2002 Document Number 2002-0066565 of the Real Property Records of Collin County, Texas
Phase 2A	Plat recorded in Cabinet N, Page 880 of the Map Records of Collin County, Texas.
Phase 2B	Plat recorded in Cabinet N, Page 878 of the Map Records of Collin County, Texas.
Phase 2C	Plat recorded in Cabinet N, Page 882 of the Map Records of Collin County, Texas.
Phase 2D	Plat recorded in Cabinet O, Page 109 of the map records of Collin County, Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions recorded October 10, 2000, Document Number 2000-1010001105480, Volume 04879, Page 01570 of the Real Property Records of Collin County, Texas.

First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded March 15, 2001, and refiled March 20, 2001, as Document Number 2001-0029029 at Volume 4879, Page 1571, and Document Number 2001-0320000290290 of the Real Property Records of Collin County, Texas.

First Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded February 28, 2002, as Document Number 2002-0030675 at Volume 5116, Page 4214, and Document Number 20020228000306750 of the Real Property Records of Collin County, Texas.

Second Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded December 11, 2002, as Document Number 2002-184086 at Volume 5314, Page 4298, and Document Number 20021211001840850 of the Real Property Records of Collin County, Texas.

Third Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded December 4, 2003, as Document Number 2003-0235599 at Volume 5558, Page 3813, and Document Number 20031204002355990 of the Real Property Records of Collin County, Texas.

Fourth Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded June 25, 2003, as Document Number 2003-0119599 at Volume 5446, Page 5893, and Document Number 20030625001195990 of the Real Property Records of Collin County, Texas.

Fifth Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded September 21, 2005, as Document Number 2005-0133599 at Volume 6007, Page 2463, and Document Number 20050921001335990 of the Real Property Records of Collin County, Texas.

Sixth Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded July 23, 2007, as Document Number 20070723001011120 and Document Number 20070723001011120 of the Real Property Records of Collin County, Texas.

Seventh Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded September 25, 2007, as Document Number 20070925001325880 of the Real Property Records of Collin County, Texas.

Eighth Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded October 21, 2009, as Document Number 20091020001292030 of the Real Property Records of Collin County, Texas.

5. The name and mailing address of the association:

Homeowners Association of Heritage Ranch  
c/o Western Golf Properties  
465 Scenic Ranch Circle  
Fairview, TX 75069

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Linda Soos  
c/o Western Golf Properties  
465 Scenic Ranch Circle  
Fairview, TX 75069  
972-886-4700  
lsoos@heritageranchgolf.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

[www.HeritageRanchGolf.com](http://www.HeritageRanchGolf.com)

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee	\$200.00
Handling Fee-Rush Certificates needed within 3 days of receipt of request	\$50.00
Updated Resale Certificate Fee (Not charged for mandatory courtesy Update requests for Club account balances 1-3 days prior to close)	\$50.00
Transfer Fee	\$50.00
Refinance Fee	\$50.00
Working Capital Contribution	\$3,500.00 or 1% of the sale price of the home, whichever is less

9. Other information the association considers appropriate:

Title Companies **MUST** email at least 24 hours (one business day) prior to closing to obtain an update for the balance to be collected at closing. This is extremely important due to the unique Member Account and Food Minimum program at Heritage Ranch. There is no charge for this update, as long as the original Resale Certificate is not more than 60 days old.



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Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/01/2021 10:39:35 AM  
\$42.00 DFOSTER  
20210901001776930

*Stacey Kemp*