

**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>
Final Plat Ph. 1	Recorded on March 19, 2002, Document No. 2001-0028632 of the Real Property Records of Collin County, Texas.
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 and on June 10, 2002 under Document No. 2002-0082861.
Phase 2B	Plat recorded in Cabinet N, Page 878 of the Map Records of Collin County, Texas and on June 10, 2002 under Document No. 2002-0082851.
Phase 2C	Plat recorded in Cabinet N, Page 882 of the Map Records of Collin County, Texas and on June 10, 2002 under Document No. 2002-0082874.
Phase 2D	Plat recorded in Cabinet O, Page 109 of the map records of Collin County,

	Texas and on January 10, 2005 under Document No. 2005-0004235.
Phase 3A	Plat recorded on January 10, 2005 under Document No. 2005-0004833 of the map records of Collin County, Texas.
Phase 3B	Plat recorded on December 20, 2005 under Document No. 2005-0182347 of the map records of Collin County, Texas.
Phase 3C	Plat recorded on January 4, 2006 under Document No. 2006-0001344 of the map records of Collin County, Texas.
Phase 5	Plat recorded on January 4, 2006 under Document No. 2006-060001349 of the map records of Collin County, Texas.
Phase 6	Plat recorded on January 4, 2006 under Document No. 2006-060001347 of the map records of Collin County, Texas.
Phase 7	Plat recorded on January 10, 2005 under Document No. 2005-0004248 of the map records of Collin County, Texas.
Phase 8	Plat recorded on November 9, 2005 under Document No. 2005-050159455 of the map records of Collin County, Texas.
Phase 9	Plat recorded on November 9, 2005 under Document No. 2005-0159454 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 2007072300101120 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.

Ninth Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded November 1, 2022, as Document Number 2022000160320 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 Troon Golf, LLC  
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 Troon Golf, LLC  
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	\$4,000.00 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.

Once the Title Company has ordered a balance update for the Resale Certificate, the Member Account loses charging privileges. The homeowner can still use their member number to be credited for food and beverage purchase to use against their food minimum but must pay with cash or credit card.

The resale certificate request form can be located on the website. Please email completed form to lsoos@heritageranchgolf.com . Payment is required prior to the release of the certificate.

**IN WITNESS WHEREOF**, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 4<sup>th</sup> day of November, 2022.

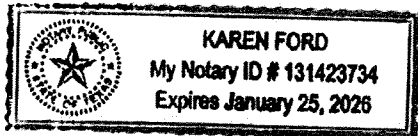
**Homeowners Association of Heritage Ranch,**  
a Texas non-profit corporation

By: Linda Soos  
Name: Linda Soos  
Title: Director of Operations

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
  §  
COUNTY OF Collin   §

This instrument was acknowledged before me on the 4 day of November, 2022, by Linda Soos, Director of Operations of Homeowners Association of Heritage Ranch, a Texas non-profit corporation, on behalf of said non-profit corporation.



Karen Ford  
Notary Public in and for the State of Texas

My Commission Expires: 1-25-2026

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

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**Instrument Number:** 2022000162242

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 07, 2022 10:20 AM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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**\*\*\*\*\* 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: 2022000162242  
Receipt Number: 20221107000140  
Recorded Date/Time: November 07, 2022 10:20 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