# MANAGEMENT CERTIFICATE

## RIDGELINE TOWNHOMES AT CARROLLTON OWNERS' ASSOCIATION, INC.

The undersigned, being an Officer of Ridgeline Townhomes at Carrollton Owners' Association, Inc. (the "Association"), and in accordance with Section 82.116 of the Texas Property Code, does hereby certify as follows:

1. The name of the condominium regime is Ridgeline Townhomes at Carrollton (the "Condominium").

2. The name of the Association is Ridgeline Townhomes at Carrollton Owners' Association, Inc. (the "Association").

3. The location of the condominium is Carrollton, Dallas County, Texas

4. The recording data for the Condominium is as follows:

   Condominium Declaration and Restrictions for Ridgeline Townhomes at Carrollton – recorded on February 21, 1983, at Instrument Number 198300368106, in Volume 83036, Page 2817 of the Real Property Records of Dallas County, Texas.[Plat]

5. The recording data for the declaration applicable to the Condominium, and all amendments thereto, is as follows:

   Condominium Declaration and Restrictions for Ridgeline Townhomes at Carrollton – recorded on February 21, 1983, at Instrument Number 198300368106, in Volume 83036, Page 2817 of the Real Property Records of Dallas County, Texas.

6. The name and mailing address of the Association is:

   Ridgeline Townhomes at Carrollton Owners' Association, Inc.
   c/o Touchstone Property Management
   2554 E. Trinity Mills Rd., Suite 154
   Carrollton, Texas 75006

7. The name, mailing address, telephone number, and email address of the management company for the Association is:

   Touchstone Property Management
   2554 E. Trinity Mills Rd., Suite 154
   Carrollton, Texas 75006
   Tel: 469-656-4735
   Email: manager@ridgelinetownhomestx.com

8. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 82.1142;

www.info@ridgelinetownhomestx.com

9. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision; and

Transfer Fee: $250.00

10. Other information the Association considers appropriate: N/A

This Management Certificate is effective as of the 27 day of October, 2026.

**RIDGELINE TOWNHOMES AT CARROLLTON OWNERS' ASSOCIATION, INC.**

By: Nunes Gonzalez
Name:
Title: President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 27th day of October, 2026, by Nunes Gonzalez President, for Ridgeline Townhomes at Carrollton Owners' Association, Inc. on behalf of said Association.

SUZANNE PISCHEDDA
ID #126443213
My Commission Expires
May 13, 2028

Suzanne Pischedda
Notary Public Signature

AFTER RECORDING RETURN TO:

Grant Neidenfeuhr
CAGLE PUGH, LTD., LLP
4600 Greenville Ave., Suite 220
Dallas, Texas 75206

**Dallas County**
**John F. Warren**
**Dallas County Clerk**

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**Instrument Number:** 202600235594

eRecording - Real Property

Recorded On: November 03, 2026 09:30 AM

Number of Pages: 3

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

Total Recording: $29.00

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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: | 202600235594 |
| Receipt Number: | 20261102000596 |
| Recorded Date/Time: | November 03, 2026 09:30 AM |
| User: | Edgar M |
| Station: | Cc140 |

**Record and Return To:**

Simplifile

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**STATE OF TEXAS**
**COUNTY OF DALLAS**

**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 Records of Dallas County, Texas.**

John F. Warren
Dallas County Clerk
Dallas County, TX