

After recording return to:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
RBURTON@WINSTEAD.COM



MANAGEMENT CERTIFICATE
OF
COYOTE MEADOWS TOWNHOME ASSOCIATION, INC.

The undersigned, being an officer of Coyote Meadows Townhome Association, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Coyote Meadows.
2. The name of the Association: Coyote Meadows Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Coyote Meadows Master Covenant [Residential], recorded under Document No. 2024000026745 in the Official Public Records of Collin County, Texas, as may be amended from time to time (the “**Covenant**”) and to that certain Coyote Meadows Development Area Declaration [Townhomes], recorded under Document No. 2024000027296 in the Official Public Records of Collin County, Texas, as may be amended from time to time (the “**Development Area Declaration**”) pursuant to the filing of one or more Notices of Applicability (as such term is defined in the Covenant).
4. The recording data for the Covenant, the Development Area Declaration and any amendments thereto: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Coyote Meadows Townhome Association, Inc., c/o Vision Community Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number and email address of the person managing the Association:

Name: Coyote Meadows Townhome Association, Inc., c/o Vision
Community Management
Attention: Amber Anderson
Address: 5757 Alpha Road, Suite 680, Dallas, Texas 75240
Tel. Number: 972-612-2303
Email Address: vcminfo@vcmtexas.com

7. Website to access the Association’s dedicatory instruments:
<https://vcmbbridge.nabrnetwork.com/home.php>

8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$950.00

Transfer Fee - \$250.00

Resale Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

COYOTE MEADOWS TOWNHOME ASSOCIATION, INC., a
Texas nonprofit corporation

By: _____

Name: Justin Sanderson

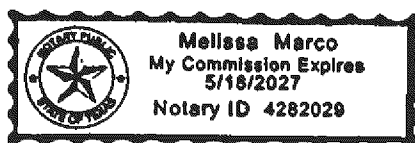
Title: President

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 6 day of March, 2024 by
Justin Sanderson, President of Coyote Meadows Townhome Association, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]



Notary Public Signature

ATTACHMENT 1

1. Coyote Meadows Master Covenant [Residential], recorded under Document No. 2024000026745, Official Public Records of Collin County, Texas, as same may be amended from time to time.
2. Coyote Meadows Development Area Declaration [Townhomes], recorded under Document No. 2024000027296, Official Public Records of Collin County, Texas, as same may be amended from time to time.
3. Coyote Meadows Townhome Community Manual, recorded under Document No. 2024000027333, Official Public Records of Collin County, Texas, as same may be amended and supplemented from time to time.
4. Coyote Meadows Adoption of Working Capital Assessment, recorded under Document No. 2024000026793, Official Public Records of Collin County, Texas.
5. Coyote Meadows Notice of Applicability [Townhomes], recorded under Document No. 2024000027335, Official Public Records of Collin County, Texas.

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2024000027353

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 08, 2024 01:46 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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: 2024000027353

Receipt Number: 20240308000454

Recorded Date/Time: March 08, 2024 01:46 PM

User: Devon O

Station: Station 4

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