

RANCH AT DUCK CREEK HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - TARRANT COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **RANCH AT DUCK CREEK HOMEOWNERS ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

RANCH AT DUCK CREEK

2. The name of the association is:

RANCH AT DUCK CREEK HOMEOWNERS ASSOCIATION, INC.

3. The recording data for the subdivision is:

Final Plat Ranch at Duck Creek

Doc. D222187170

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Declaration of Covenants, Conditions and Restrictions

Doc. D222255369

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Alternative Payment Plan Policy**
- **Security Measures Policy**
- **Pandemic Policy**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

N/A

6. The mailing address for the association is as follows:

RANCH AT DUCK CREEK HOMEOWNERS ASSOCIATION, INC.

c/o Vision Communities Management Incorporated

5757 Alpha Road, Ste. 680

Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

Vision Communities Management Incorporated

**5757 Alpha Road, Ste. 680
Dallas, Texas 75240
Phone: (972) 612-2302
Email: info@vcmtexas.com**

8. The website address on which the association's dedicatory instruments are available:

<https://radc.nabrnetwork.com/>

9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Covenant Compliance Inspection fee:	\$200.00
Transfer Fee to management company:	\$250.00
Working Capital Fund (Appx. B.5):	The greater of (i) fifty percent (50%) of the annual assessment charged, or (ii) \$150.00
Reserve Fund Contribution (Sec. 8.12.3):	\$150.00

10. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED as of 3/28, 2023.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

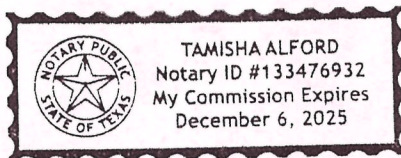
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 28 day of March, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Tamisha Alford
Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management Incorporated
5757 Alpha Road, Suite 680
Dallas, TX 75240