

**VERANDA RESIDENTIAL COMMUNITY, INC.**  
**MANAGEMENT CERTIFICATE - BEXAR COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **VERANDA RESIDENTIAL COMMUNITY, INC.**, certifies as to the following:

1. The name of the subdivision is:

**VERANDA**

2. The name of the association is:

**VERANDA RESIDENTIAL COMMUNITY, INC.**

3. The recording data for the subdivision (plat) is:

**Master Covenant (Residential)**

**Doc. 20210336454**

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

**Development Area Declaration (Residential)**

**Doc. 20210337708**

**Community Enhancement Covenant (Residential)**

**Doc. 20210337709**

**Notice of Applicability (Residential) (Units 1A and 1B)**

**Doc. 20210341561**

**Adoption of Working Capital Assessment**

**Doc. 20210341562**

**Community Manual**

**Doc. 20210346928**

**Design Guidelines**

**Doc. 20210346929**

**Development Area Declaration (Residential FR)**

**Doc. 20220126136**

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

**Amended and Restated Master Covenant (Residential)**

**Doc. 20220122248**

**First Amendment to the Design Guidelines**

**Doc. 20220196611**

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

**VERANDA RESIDENTIAL COMMUNITY, 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://veranda.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
Transfer Fee to management company	\$175.00
Community Enhancement Fee	0.25% of the Transfer Price (as defined in the Community Enhancement Covenant, recorded in the Official Public Records of Bexar County, Texas).



EXECUTED as of 12/26, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldwin

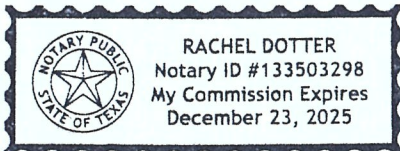
Name (printed): SHANNON BROWN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2022, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter  
Notary Public – The State of Texas

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