

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE  
OF  
LONGHORN ESTATES RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Longhorn Estates Residential Community, 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: Longhorn Estates.
2. The name of the Association: Longhorn Estates Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Longhorn Estates, recorded under Document No. D223211207 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Longhorn Estates Residential Community, Inc., c/o VCM, Inc., 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:	Longhorn Estates Residential Community, Inc. c/o VCM, Inc.
Mailing Address:	5757 Alpha Road, Suite 680, Dallas, Texas 75240
Attn:	Amber Anderson
Telephone Number:	972-612-2303
Email Address:	<u><a href="mailto:vcminfo@vcmtexas.com">vcminfo@vcmtexas.com</a></u>

7. Website to access the Association’s dedicatory instruments:  
<https://vcmbridge.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 - \$500.00 – New Home Owner only

Reserve Fund Contribution - \$500.00 – New Home Owner and Resale Owner

Transfer Fee - \$250.00

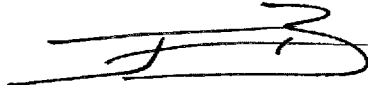
Resale Certificate Fee - \$340.00

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.

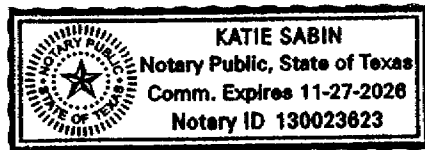
**LONGHORN ESTATES RESIDENTIAL COMMUNITY,  
INC.,** a Texas nonprofit corporation

By:   
Name: Justin Bosworth  
Title: President

STATE OF TEXAS                   §  
  §  
COUNTY OF Tarrant           §

This instrument was acknowledged before me on the 28 day of November, 2023, by Justin Bosworth, President of Longhorn Estates Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Longhorn Estates, recorded under Document No. D223211207 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Longhorn Estates Community Manual, recorded under Document No. D223211405 in the Official Public Records of Tarrant County, Texas, as the same may be amended and supplemented from time to time.
3. Longhorn Estates Adoption of Working Capital Assessment, recorded under Document No. D223211413 in the Official Public Records of Tarrant County, Texas.
4. Longhorn Estates Adoption of Reserve Fund Contribution, recorded under Document No. D223211410 in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

LONGHORN ESTATES RESIDENTIAL COMMUNITY, INC.  
MANAGEMENT CERTIFICATE