

CAMBRIDGE BROOK RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Cambridge Brook Residential Community, Inc.**, certifies as to the following:

1. The name of the subdivision is:

CAMBRIDGE BROOK

2. The name of the association is:

CAMBRIDGE BROOK RESIDENTIAL COMMUNITY, INC.

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

Declaration of Covenants, Conditions and Restrictions **Doc. 2021-205406**

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

Community Manual **Doc. 2021-206079**
Notice of Plat Recordation **Doc. 2021-206486**

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:

CAMBRIDGE BROOK 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://cambridgebrookhoa.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:	\$250.00
New Home Working Capital Assessment:	\$275.00
Resale Working Capital Assessment:	\$275.00

EXECUTED as of 3/23, 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 23rd 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

