

**TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC. MANAGEMENT**  
**CERTIFICATE - COLLIN COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.**, certifies as to the following:

**Recorded Information:**

**Document Number:**

1. The name of the subdivision is:

**TURNBRIDGE MANOR**

2. The name of the association is:

**TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.**

3. The recording data for the subdivision is:

**Turnbridge Manor Phase One Plat**  
**Turnbridge Manor Phase Two Plat**

**20011219001636360**  
**20011219001636360**

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

|   |                          |
|---|--------------------------|
| <b>Declaration of Covenants, Conditions, and Restrictions</b> | <b>20011219001636360</b> |
| <b>Articles of Incorporation</b>                              | <b>20011219001636360</b> |
| <b>Bylaws</b>   | <b>20011219001636360</b> |
| <b>Architectural and Design Guidelines</b>                    | <b>20081125001365630</b> |
| <b>Collection Policy</b>                                      | <b>20200427000603600</b> |
| <b>Alternative Payment Schedule Guidelines</b>                | <b>20111214001347080</b> |
| <b>Priority of Payments Policy</b>                            | <b>20111214001347090</b> |
| <b>Document Retention Policy</b>                              | <b>20111214001347100</b> |
| <b>Records Production and Copying Policy</b>                  | <b>20111214001347110</b> |
| <b>Enforcement and Fining Policy</b>                          | <b>20151016001310200</b> |
| <b>Leasing and Rental of Properties Policy</b>                | <b>20180517000604450</b> |
| <b>Architectural Control Committee Request Policy</b>         | <b>20191024001339940</b> |
| <b>Rules and Regulation Concerning Use of Pond</b>            | <b>20211025002172610</b> |
| <b>Pool Committee Charter</b>                                 | <b>2024000132866</b>     |
| <b>Fence Stain Guidelines</b>                                 | <b>2024000132866</b>     |
| <b>Tree Guidelines</b>  | <b>2025000024378</b>     |

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

|   |                          |
|---|--------------------------|
| <b>First Amendment to the Bylaws</b>                    | <b>20191120001476600</b> |
| <b>Amendment to Architectural and Design Guidelines</b> | <b>20200423000587740</b> |

**Amendment to Architectural and Design Guidelines  
(shingles)**

**2024000003468**

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

**TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.**  
c/o Vision Communities Management, LLC  
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, LLC**  
**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:

[www.vcmtexas.com](http://www.vcmtexas.com) (Follow "Find my Community" Link)

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 |
| Working Capital Contribution        | \$200.00 |

This Turnbridge Manor Homeowners' Association, Inc. Management Certificate amends and replaces all previously filed management certificates, including those management certificates filed as Doc. Nos. 20041210001770620, 20080804000946090, 2022000113012, 2024000003692, and 2024000144546 in the Collin County real property records.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

EXECUTED as of March 5, 2025.

Vision Communities Management, LLC as  
managing agent for the association

By (signature):

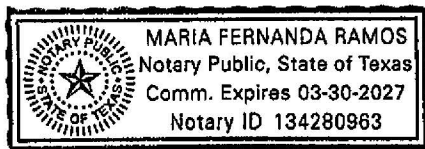
Name (printed):

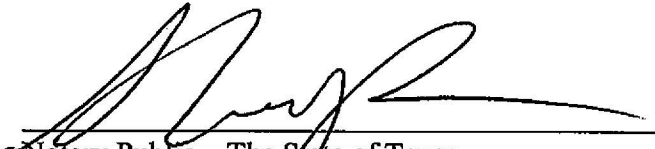
Title:

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 5<sup>th</sup> day of March, 2025, by Christi Garcia (name), the EVP (title) authorized agent for Vision Communities Management, LLC.



  
Notary Public – The State of Texas

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

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2025000025769

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 06, 2025 12:54 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 2025000025769

Receipt Number: 20250305000627

Recorded Date/Time: March 06, 2025 12:54 PM

User: Michelle K

Station: cck051

**Record and Return To:**

CSC



**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