

LEXINGTON ESTATES RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE - COLLIN COUNTY

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

1. The name of the subdivision is:

LEXINGTON ESTATES

2. The name of the association is:

LEXINGTON ESTATES RESIDENTIAL COMMUNITY, INC.

3. The recording data for the subdivision is:

Lexington Estates Master Covenant **20201005001717990**

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

Consent of Directors in Lieu of Organization Meeting **20210614001200370**

**Master Covenant Development Area Declaration
(Residential)** **20210804001571500**

Community Manual **20210804001571510**

Certificate of Formation

Bylaws

Fine and Enforcement Policy

Assessment Collection Policy

Records Inspection, Copying, and Retention Policy

Notice of Posting and Recordation of Governance Documents

Email Registration Policy

Generator Policy

Adoption of Working Capital Assessment **20210810001614160**

Notice of Applicability (Residential) **20210810001614180**

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:

LEXINGTON ESTATES 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://lexingtonestates.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
Working Capital Assessment:	\$500.00

EXECUTED as of 9/19, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

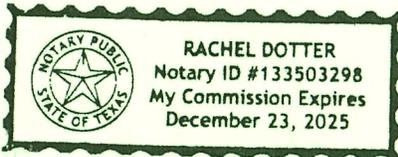
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 19th day of September, 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
5757 Alpha Road, Suite 680
Dallas, TX 75240