

RANCHES WEST RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE - PARKER COUNTY

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

1. The name of the subdivision is:

RANCHES WEST

2. The name of the association is:

RANCHES WEST RESIDENTIAL COMMUNITY, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions and Restrictions **202021355**

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

Ranches West Community Manual **202021405**
First Supplement to Community Manual **202133758**

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

First Amendment to the Declaration of Covenants, Conditions and Restrictions **202133757**

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

RANCHES WEST 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://rancheswest.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:	\$250.00
Resale Working Capital Assessment:	One-half (1/2) of the annual Regular Assessments or such other amount set forth in a Recorded written notice, signed by the Declarant or a duly authorized officer of the Association.
Reserve Fund Contribution:	\$250.00
Annual Assessments:	\$375.00

EXECUTED as of Sep. 21, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

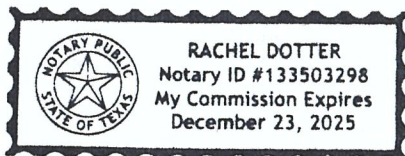
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 22nd 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