

YANNI GARDENS HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - BRAZORIA COUNTY

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

1. The name of the subdivision is:

YANNI GARDENS

2. The name of the association is:

YANNI GARDENS HOMEOWNERS ASSOCIATION, INC.

3. The recording data for the subdivision is:

Yanni Gardens Final Plat

2023051466

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

Declaration of Covenants, Conditions & Restriction for Yanni Gardens

2024001583

Bylaws for Yanni Gardens Homeowners Association, Inc.

2024002489

Fine and Enforcement Policy

Articles of Association for Yanni Gardens Homeowners Association, Inc.

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:

YANNI GARDENS HOMEOWNERS ASSOCIATION, INC.

c/o Vision Communities Management

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

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.vcm-texas.com

Follow "Find My Community" Link

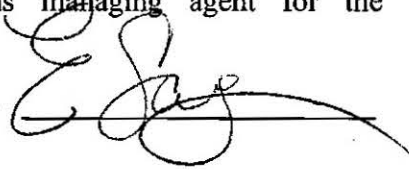
9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate	\$340.00
Statement of Account	\$50.00
Refinance Certificate	\$50.00
Transfer Fee to management company	\$250.00
Covenant Compliance Inspection Fee	\$200.00
Working Capital Fee	Equal to the Annual Assessment

EXECUTED as of 2/1, 2024.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature):



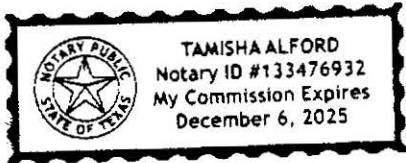
Name (printed): Estella Sanchez

Title: Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 1st day of February, 2024, by Estella Sanchez (name), the Transition/Dev Coord. (title) authorized agent for Vision Communities Management Incorporated.




Notary Public – The State of Texas

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

FILED and RECORDED

Instrument Number: 2024005024

Filing and Recording Date: 02/06/2024 07:58:29 AM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina