

**NOTICE OF FILING DEDICATORY INSTRUMENTS FOR
ASHTON HOMEPLACE HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS

This Notice of Filing of Dedicatory Instruments for **ASHTON HOMEPLACE HOMEOWNERS ASSOCIATION** is made on this the 26th day of February, 2025 on behalf of the ASHTON HOMEPLACE HOMEOWNERS ASSOCIATION (the "Association").

WHEREAS, the Association is the property owners' association created by its owners to manage or regulate the planned development known as Ashton Homeplace and subject to the Declaration of Covenants, Conditions, and Restrictions for Ashton Homeplace recorded in the real property records of Johnson, County, Texas under Clerk's File No. 2024-15127 and as therein after amended from time to time (the "Declaration"), which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code; and

NOW, THEREFORE, the following dedicatory instruments are the originals, or exact copies thereof, and is hereby filed of record in the real property records of Johnson, County, Texas, in accordance with Section 202.006 of the Texas Property Code

Exhibit A: Management Certificate

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

FOR ASHTON HOMEPLACE HOMEOWNERS
ASSOCIATION

By: Thomas L. Kapioltas

Its: Authorized Agent

Thomas Kapioltas

Florida ³²
STATE OF ~~XXXXXX~~ §
Clay ³²
COUNTY OF ~~XXXXXX~~ §

This instrument was acknowledged before me on the ^{27th} ~~26th~~ day of February 2025, by Thomas L. Kapioltas the Authorized Agent for ASHTON HOMEPLACE HOMEOWNERS ASSOCIATION

Type of Identification Produced DRIVER LICENSE

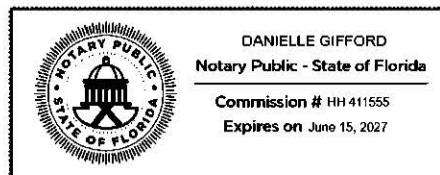
Notarized remotely online using communication technology via Proof.

AFTER RECORDING RETURN TO:

**Ashton Homeplace Homeowners Association
c/o The Kapioltas Law Firm, PLLC
2150 S. Central Expressway, Suite 200
McKinney, Texas 75070**

Danielle Gifford
Notary Public in and for the State of ~~Texas~~ ³²
Florida

Notary stamp or seal:



EXHIBIT**A**

ASHTON HOMEPLACE HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - JOHNSON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **ASHTON HOMEPLACE HOMEOWNERS ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

ASHTON HOMEPLACE

2. The name of the association is:

ASHTON HOMEPLACE HOMEOWNERS ASSOCIATION

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions
for Ashton Home Place Addition**

Doc. 2024-15127

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

**Declaration of Covenants, Conditions, and Restrictions
for Ashton Home Place Addition**

Doc. 2024-15127

- **Certificate of Formation**

- **Final Plat Ashton Homeplace Phase I and Phase II**

**Ashton Home Place Covenants Conditions and Regulations
Architectural Landscape Guidelines**

Doc. 2024-5480

Doc. 2024-5480

Bylaws Ashton Homeplace Homeowners Association

Doc. 2024-5480

Notice of Working Capital Assessment

Doc. 2024-19249

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

**Amendment to Declaration of Covenants, Conditions, and Restrictions
for Ashton Home Place Addition**

Doc. 2025-1079

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

ASHTON HOMEPLACE HOMEOWNERS ASSOCIATION
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:

<https://vcmtexas.com/> and follow the "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 (optional):	\$250.00
Working Capital Fee:	\$750.00

This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificates, including those filed at Document Number(s) 2024-19459 in the official public records for Johnson County, Texas.

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 2/26/2025, 2025.

Vision Communities Management, LLC as
managing agent for the association

By (signature): Signed by:
Amber Altarabulsi
FB8E6DB38C0A4E3...

Name (printed): Amber Altarabulsi

Title: Managing Agent

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the ____ day of _____, 2025, by _____
_____, (name), the _____ (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



How to Verify This Transaction

Every Proof transaction is recorded and saved for a minimum of five years. Whether you receive an electronic or printed paper copy of a Proof document, you can access details of the transaction and verify its authenticity with the information below.

To get started, visit **verify.proof.com** and enter this information:

Access ID: MU7UW66A

Access PIN: XVPXES

For more information on how to verify Proof transactions, please visit: **support.proof.com**

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 5270

eRecording - Real Property

Notice

Recorded On: February 27, 2025 09:00 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 2025 - 5270
Receipt Number: 20250227000024
Recorded Date/Time: February 27, 2025 09:00 AM
User: Honor C
Station: CCL45

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

**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 Records of Johnson County, Texas.**

April Long
Johnson County Clerk
Johnson County, TX

April Long