

**NOTICE OF FILING DEDICATORY INSTRUMENTS FOR
OPAL RANCH HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF HAYS §

This Notice of Filing of Dedicatory Instruments for OPAL RANCH HOMEOWNERS ASSOCIATION, INC. is made on this the 24th day of January, 2025 on behalf of OPAL RANCH HOMEOWNERS ASSOCIATION, INC. (the "Association").

WHEREAS, the Association is the property owners' association created by its owners to manage or regulate the planned development known as **OPAL RANCH** and subject to the Declaration of Covenants, Conditions and Restrictions for OPAL RANCH Hays County, Texas which was filed of record as Document No. 24033129 in the Official Public Records of Hays County, Texas (the "Declaration"); and

WHEREAS, Section 202.006 of the Texas Property Code provides a property owners' association shall file dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Hays 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 Hays, County, Texas, in accordance with Section 202.006 of the Texas Property Code:

Exhibit 1: 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 OPAL RANCH HOMEOWNERS
ASSOCIATION, INC.

By: Thomas L. Kapioltas

Its: Attorney, Authorized Agent

STATE OF TEXAS

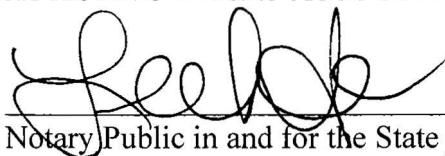
§

COUNTY OF COLLIN

§

§

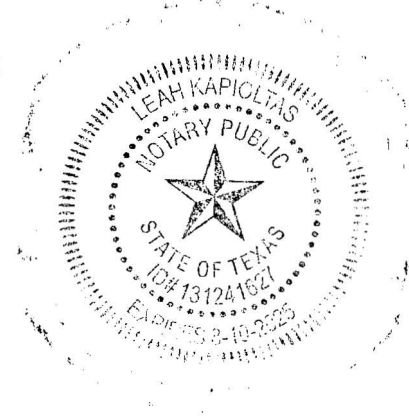
This instrument was acknowledged before me on the 24th day of January, 2025, by Thomas L. Kapioltas the Authorized Agent for OPAL RANCH HOMEOWNERS ASSOCIATION, INC. on behalf of said entity.


Notary Public in and for the State of Texas

Notary stamp or seal:

AFTER RECORDING RETURN TO:

OPAL RANCH HOMEOWNERS ASSOCIATION, INC.
c/o The Kapioltas Law Firm, PLLC
Attn: Thomas L. Kapioltas
2150 S. Central Expressway, Suite 200
McKinney, Texas 75070



OPAL RANCH HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - HAYS COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Opal Ranch Homeowners Association, Inc., certifies as to the following:

1. The name of the subdivision is:

OPAL RANCH

2. The name of the association is:

OPAL RANCH HOMEOWNERS ASSOCIATION, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions and Restrictions

Doc. 24033129

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

Declaration of Covenants, Conditions and Restrictions Community Manual

Doc. 24033129

Doc. 24045484

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:

OPAL RANCH 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 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
Working Capital Fee:	Equal to one year of assessment fee

EXECUTED as of 1/21/2025, 2025.

Vision Communities Management as
managing agent for the association

By (signature): 
Signed by: FB6E6DB38C0A4E3...

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.

Notary Public – The State of Texas

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

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

25002588 NOTICE
01/27/2025 09:05:38 AM Total Fees: \$41.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

