

CEDAR BRANCH TOWNHOME ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DALLAS COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Cedar Branch Townhome Association, Inc.**, certifies as to the following:

1. The name of the subdivision is:

CEDAR BRANCH TOWNHOMES

2. The name of the association is:

CEDAR BRANCH TOWNHOME ASSOCIATION, INC.

3. The recording data for the subdivision (plat) is:

Declaration of Covenants, Conditions and Restrictions Doc. 201900335372

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

Certificate of Formation	Doc. 201800116200
Bylaws	Doc. 201900338641
Document Access, Production, and Copying Policy	Doc. 201900338642
Collection Policy and Payment Plan Guidelines	Doc. 201900338643
Enforcement and Fine Policy	Doc. 201900338644
Display of Religious Items Policy	Doc. 201900338645
Document Retention Policy	Doc. 201900338646
Rain Barrel Policy	Doc. 201900338647
Rain Barrel Policy (rerecorded)	Doc. 201900338648
Standby Electric Generator Policy	Doc. 201900338649
Flag Display Policy	Doc. 201900338650
Resolution Regarding Closing Fees	Doc. 202300017310

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:

CEDAR BRANCH TOWNHOME ASSOCIATION, 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://vcmtexas.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
Capitalization Fee:	Twenty-five percent (25%) of the then-current Annual Assessment (not prorated)
Administrative Fee:	\$125.00
Additional Assessment Fee:	One-half of the then-current monthly assessment

EXECUTED as of 10/5, 2023.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature):

S. Baldwin

Name (printed):

SHANNON BALDWIN

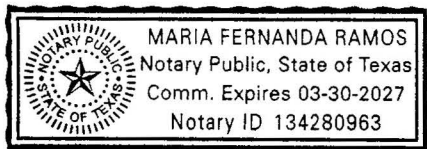
Title:

COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 5 day of October, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



[Signature]
Notary Public – The State of Texas

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

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300205217

eRecording - Real Property

Recorded On: October 06, 2023 12:54 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 202300205217
Receipt Number: 20231006000518
Recorded Date/Time: October 06, 2023 12:54 PM
User: Lynn G
Station: Cc147

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JF Warren", is written over the printed name of the Dallas County Clerk.