

RIDGE RANCH MESQUITE HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DALLAS COUNTY

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

1. The name of the subdivision is:

RIDGE RANCH

2. The name of the association is:

RIDGE RANCH MESQUITE HOMEOWNERS' ASSOCIATION, INC.

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

Declaration of Covenants Conditions and Restrictions **Doc. 201900143524**

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

Notice of Filing of Dedicatory Instruments **Doc. 201900148485**

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Document Retention Policy**
- **Payment Plan and Application of Payments Policy**

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 (Annexation Phase 2)** **Doc. 202000128483**

**Second Amendment to the Declaration of Covenants
Conditions and Restrictions** **Doc. 202100261584**

**Second Amendment to the Declaration of Covenants
Conditions and Restrictions (Annexation Phase 4)** **Doc. 202100360393**

**Third Amendment to the Declaration of Covenants
Conditions and Restrictions (Annexation Phase 3 & 5)** **Doc. 202200053437**

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

RIDGE RANCH MESQUITE HOMEOWNERS' ASSOCIATION, INC.
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:

ww.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:

\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$250.00	Transfer Fee to management company
\$250.00	Covenant Compliance Inspection Fee
\$500.00	Initial Contribution

This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificates, filed in the official public records for Dallas 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 June 26, 2025.

Vision Communities Management, LLC as
managing agent for the association

By (signature):

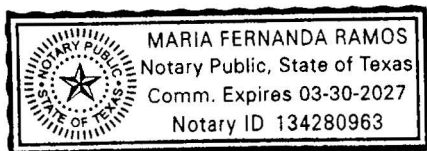
Name (printed):

Title:

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26th day of June, 2025, by Christi Garcia (name), the EVP (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

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

Instrument Number: 202500134046

eRecording - Real Property

Recorded On: June 27, 2025 11:23 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 202500134046
Receipt Number: 20250626000973
Recorded Date/Time: June 27, 2025 11:23 AM
User: Blanca M
Station: CC137.dal.ccdc

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".