

**CROSS CREEK ESTATES OF CLEBURNE OWNERS ASSOCIATION**  
**MANAGEMENT CERTIFICATE - JOHNSON COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **CROSS CREEK ESTATES OF CLEBURNE OWNERS ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

**CROSS CREEK ESTATES OF CLEBURNE**

2. The name of the association is:

**CROSS CREEK ESTATES OF CLEBURNE OWNERS ASSOCIATION**

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

**Declaration of Covenants Conditions and Restrictions    Doc. 2017-12355**

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

<b>Owners Manual of Rules and Regulations</b>	<b>Doc. 2017-12361</b>
<b>Bylaws</b>	<b>Doc. 2017-12362</b>
<b>Governance Policy Book</b>	<b>Doc. 2017-12364</b>
<b>Articles of Incorporation</b>	<b>Doc. 2017-14283</b>
<b>Covenant Enforcement and Fine Policy</b>	<b>Doc. 2020-9806</b>
<b>Rental Policy</b>	<b>Doc. 2025 - 31995</b>

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

<b>Bylaws Correction Amendment</b>	<b>Doc. 2017-18490</b>
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6. The mailing address for the association is as follows:

**CROSS CREEK ESTATES OF CLEBURNE OWNERS ASSOCIATION**  
**c/o Vision Communities Management II, LLC**  
**6111 W Plano Pkwy, Suite 1000**  
**Plano, TX 75093**

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 II, LLC**  
**6111 W Plano Pkwy, Suite 1000**  
**Plano, TX 75093**

**Phone: (972) 612-2302**  
**Email: [info@vcmtexas.com](mailto: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	\$200.00
New Home HOA Sale Fee	\$150.00
Resale Home HOA Sale Fee	Contribution to the Association's reserve funds in the amount of one-half the annual regular assessment

**This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificate(s) 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**

EXECUTED as of October 24, 2025.

Vision Communities Management II, LLC as  
managing agent for the association

By (signature): [Signature]

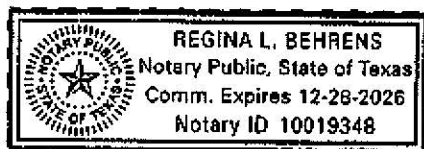
Name (printed): William Allen

Title: President

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 24<sup>th</sup> day of October, 2025, by William Allen (name), the President (title) authorized agent for Vision Communities Management II, LLC.



[Signature]  
Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management II, LLC**  
**6111 W Plano Pkwy, Suite 1000**  
**Plano, TX 75093**

**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

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**Instrument Number:** 2025 - 32319

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: October 27, 2025 03:04 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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 - 32319  
Receipt Number: 20251027000152  
Recorded Date/Time: October 27, 2025 03:04 PM  
User: Leslie S  
Station: ccl30

**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*