

**TANNER'S MILL OWNERS ASSOCIATION**  
**MANAGEMENT CERTIFICATE - COLLIN COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Tanner's Mill Owners Association, certifies as to the following:

1. The name of the subdivision is:

**TANNER'S MILL**

2. The name of the association is:

**TANNER'S MILL OWNERS ASSOCIATION**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions Doc. 20140918001013480**

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. 20140918001013620</b>
<b>Bylaws</b>	<b>Doc. 20140918001013640</b>
<b>Articles of Association</b>	<b>Doc. 20141003001083940</b>
<b>Park Facilities Agreement</b>	<b>Doc. 20150415000424480</b>
<b>Violation Fine Structure Policy</b>	<b>Doc. 20151102001387650</b>
<b>Agreement Allowing Encroachment on Easement</b>	<b>Doc. 20151016001309960</b>

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

<b>Retaining Wall Supplement to Declaration of Covenants, Conditions, and Restrictions</b>	<b>Doc. 20140918001013590</b>
<b>Pipeline Lot Amendment to Declaration of Covenants, Conditions, and Restrictions</b>	<b>Doc. 20150805000977990</b>
<b>First Amendment to Declaration of Covenants, Conditions, and Restrictions</b>	<b>Doc. 20170119000084460</b>
<b>Amendment to the Owners Manual of Rules and Regulations</b>	<b>Doc. 20181120001433640</b>
<b>Second Amendment to Declaration of Covenants, Conditions, and Restrictions</b>	<b>Doc. 2022000174317</b>

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

**TANNER'S MILL OWNERS ASSOCIATION**  
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://tannersmill.nabrnetwork.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
New Home Sale Fee:	\$850.00
Resale Home Sale Fee:	\$850.00 Capital Contribution and \$400.00 Reserve Fund Contribution

EXECUTED as of 12/24, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldwin

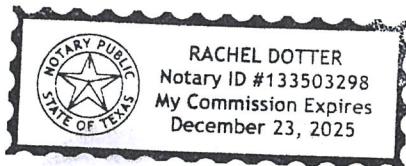
Name (printed): Shannon Baldwin

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2022, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter  
Notary Public – The State of Texas

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