

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:

Owners Manual of Rules and Regulations	Doc. 20140918001013620
Bylaws	Doc. 20140918001013640
Articles of Association	Doc. 20141003001083940
Park Facilities Agreement	Doc. 20150415000424480
Violation Fine Structure Policy	Doc. 20151102001387650
Agreement Allowing Encroachment on Easement	Doc. 20151016001309960

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

Retaining Wall Supplement to Declaration of Covenants, Conditions, and Restrictions	Doc. 20140918001013590
Pipeline Lot Amendment to Declaration of Covenants, Conditions, and Restrictions	Doc. 20150805000977990
First Amendment to Declaration of Covenants, Conditions, and Restrictions	Doc. 20170119000084460
Amendment to the Owners Manual of Rules and Regulations	Doc. 20181120001433640
Second Amendment to Declaration of Covenants, Conditions, and Restrictions	Doc. 2022000174317
Third Amendment to Declaration of Covenants, Conditions, and Restrictions	Doc. 2025000142232

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

TANNER'S MILL 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

8. The website address on which the association's dedicatory instruments are available:

www.vcmtexas.com and follow that "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:	\$250.00
New Home Sale Fee:	\$850.00
Resale Home Sale Fee:	\$2,000.00 to be applied to the capital account and reserve account.

This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificate(s) in the official public records for Collin 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 to provide information sufficient for a title company or others to correctly identify the subdivision

EXECUTED as of November 12, 2025.

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

By (signature): Tamisha Alford

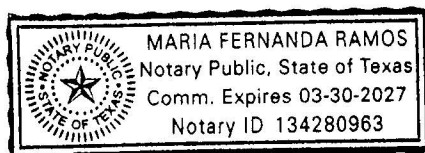
Name (printed): Tamisha Alford

Title: Director of Operations

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 12th day of November, 2025, by Tamisha Alford (name), the Director of Operations (title) authorized agent for Vision Communities Management.



[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

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000146958

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: November 12, 2025 02:42 PM

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: 2025000146958
Receipt Number: 20251112000520
Recorded Date/Time: November 12, 2025 02:42 PM
User: Sheila P
Station: Workstation cck089

Record and Return To:

CSC



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX