

NEWTON RANCH HOMEOWNERS ASSOCIATION, INC. MANAGEMENT
CERTIFICATE - TARRANT COUNTY

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

1. The name of the subdivision is:

NEWTON RANCH

2. The name of the association is:

NEWTON RANCH HOMEOWNERS ASSOCIATION, INC.

3. The recording data for the subdivision is:

Plat, Phase I	Cabinet A, Slide 11795
Plat, Phase IIA	D210113688
Plat, Phase IIB	D210185204
Plat, Phase IIC	D212043555

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

Declaration of Covenants, Conditions and Restrictions	D207364070
Collection Policy	D221244241
Alternative Payment Plan Policy	D211307620
Priority of Payments Policy	D211307621
Records Production and Copying Policy	D211307622
Document Retention Policy	D211307623
Bylaws	D213132219
Resolution Regarding Capital Contributions	D219039709
Flag Display and Flagpole Policy	D219039710
Religious Item Display Policy	D221244235
Covenant Enforcement and Fine Policy	D219039714
Solar Device and Energy Efficient Roofing Policy	D219039715
Rainwater Harvesting System Policy	D219039716
Contract for Services and RFP Policy	D221244234
Security Measures Policy	D221244236
Swimming Pool Enclosures Policy	D221244237
Architectural Review Committee Policy	D221244238

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	D208227014
Second Amendment to the Declaration of Covenants, Conditions and Restrictions	D208402206
Third Amendment to the Declaration of Covenants, Conditions and Restrictions	D210279403
Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions	D212188710
First Amendment to the Bylaws	D21320868

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

NEWTON RANCH HOMEOWNERS 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://newtonranch.nabrnetwork.com>

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
\$175.00	Transfer Fee to management company until July 1, 2022
\$250.00	Transfer Fee to management company effective July 1, 2022
\$650.00	Capital Contribution Amount

EXECUTED as of June 16, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

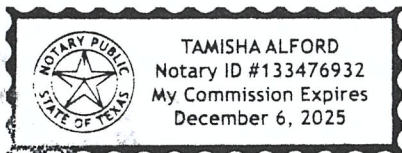
Name (printed): SHANNON BALDWIN

Title: VP

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 16th day of June, 2022, by Shannon Baldwin (name), the VP (title) authorized agent for Vision Communities Management Incorporated.



Tamisha Alford
Notary Public – The State of Texas

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