



**VANDER RANCH HOMEOWNERS ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Vander Ranch Homeowners Association, Inc.**, certifies as to the following:

1. The name of the subdivision is:

**Vander Ranch**

2. The name of the association is:

**Vander Ranch Homeowners Association, Inc.**

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

<b>Vander Ranch Addition Section 1</b>	<b>Instrument No. 2020-7318</b>
<b>Vander Ranch Addition Section 2</b>	<b>Instrument No. 2020-7319</b>
<b>Vander Ranch Addition Section 3</b>	<b>Instrument No. 2020-13160</b>
<b>Vander Ranch Addition Section 4</b>	<b>Instrument No. 2020-13161</b>
<b>Vander Ranch Addition Section 5</b>	<b>Instrument No. 2021-11944</b>
<b>Vander Ranch Addition Section 6</b>	<b>Instrument No. 2021-32989</b>
<b>Vander Ranch Addition Section 7</b>	<b>Instrument No. 2024-23436</b>
<b>Vander Ranch Addition Section 8</b>	<b>Instrument No. 2024-23282</b>
<b>Vander Ranch Addition Section 9</b>	<b>Instrument No. 2021-23281</b>

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

<b>Declaration of Covenants:</b>	<b>Instrument No. 2020-18132</b>
<b>Community Manual:</b>	<b>Instrument No. 2020-18133</b>
• <b>Certificate of Formation</b>	
• <b>Bylaws</b>	
• <b>Fine and Enforcement Policy</b>	
• <b>Assessment Collection Policy</b>	
• <b>Records Inspection Policy</b>	
• <b>Notice of Posting of Documents</b>	
• <b>Email Registration Policy</b>	
• <b>Generator Policy</b>	

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

**None**

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

**Vander Ranch Homeowners Association, Inc.**  
c/o Vision Communities Management  
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**  
**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:

[www.vcmtexas.com](http://www.vcmtexas.com) Follow the "Find My Community" Link

9. The following fees are charged by the association relating to a transfer of property within the association:

\$100.00	New Home Working Capital Assessment
\$500.00	New Home Owner Reserve Fund Contribution
\$500.00	Resale Working Capital Assessment
\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$175.00	Transfer Fee

EXECUTED as of \_\_\_\_\_, 2025.

Vision Communities Management as  
managing agent for the association

By (signature): Amber Altarabulsi

Name (printed): Amber Altarabulsi

Title: Managing Agent

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_  
\_\_\_\_\_ (name), the \_\_\_\_\_ (title) authorized agent for Vision  
Communities Management.

\_\_\_\_\_  
Notary Public – The State of Texas

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

**Midland County  
Alison Haley  
Midland County  
Clerk**

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**Instrument Number:** 1051

eRecording - Real Property

Recorded On: January 14, 2025 12:11 PM

Number of Pages: 6

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

Total Recording: \$41.00

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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: 1051  
Receipt Number: 20250114000083  
Recorded Date/Time: January 14, 2025 12:11 PM  
User: Shauna P  
Station: cc10299

**Record and Return To:**

Corporation Service Company



**STATE OF TEXAS  
COUNTY OF MIDLAND**

**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 Midland County, Texas.**

Alison Haley  
Midland County Clerk  
Midland County, TX