

CLAIRMONT PONDER HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DENTON COUNTY

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

1. The name of the subdivision is:

CLAIRMONT ESTATES

2. The name of the association is:

CLAIRMONT PONDER HOMEOWNERS' ASSOCIATION, INC.

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

Declaration of Covenants Conditions and Restrictions Doc. No. 2021-154148

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

Notice of Filing Dedicatory Instruments

Doc. No. 2021-159891

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Document Retention Policy**
- **Payment Plan Guidelines and Application of Payments Schedules**

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

N/A

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

CLAIRMONT PONDER 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://clairmontestates.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 |
| \$250.00 | Transfer Fee to management company |
| \$250.00 | Initial Contribution |

EXECUTED as of 12/24, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

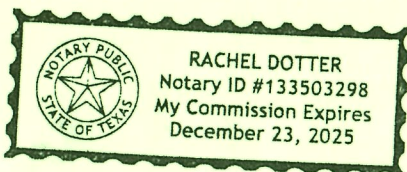
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26th 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 Incorporated
5757 Alpha Road, Suite 680
Dallas, TX 75240