

LEGACY RANCH MELISSA HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE – COLLIN COUNTY

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

1. The name of the subdivision is:

LEGACY RANCH

2. The name of the association is:

LEGACY RANCH MELISSA HOMEOWNERS' ASSOCIATION, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions and Restrictions 20210310000480030

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

Certificate of Formation	20210318000542970
Bylaws	20210318000542970
Records Production and Copying Policy	20210318000542970
Document Retention Policy	20210318000542970
Payment Plan Guidelines and Application of Payments Schedules	20210318000542970
Collection Policy	2022000143415
Religious Display Policy	2022000143415
Security Measures Policy	2022000143415
Large Contract Bid Solicitation Policy	2022000143415

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	20210901001783190
---	--------------------------

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

LEGACY RANCH MELISSA 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://legacyranch.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
Resale fee Non-Bloomfield Builder to Buyer:	\$300.00
Resale fee Homeowner to Homeowner:	\$350.00
Transfer fee Builder to Homeowner:	\$100.00
Transfer fee Homeowner to Homeowner:	\$200.00
Covenant Inspection Fee:	\$125.00 (Upon request; homeowner to homeowner)
Initial Contribution fee payable to Legacy Ranch:	\$400.00

EXECUTED as of 10/10, 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 10 day of October, 2022, by Shannon Baldwin (name), the COO (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

