

WEST BEND NORTH ASSOCIATION OF HOMEOWNERS, INC.
MANAGEMENT CERTIFICATE - JOHNSON COUNTY

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

1. The name of the subdivision is:

WEST BEND NORTH

2. The name of the association is:

West Bend North Association of Homeowners, Inc.

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

Declaration of Covenants, Conditions, and Restrictions

Doc. 2005-24295

- **Articles of Incorporation**
- **Bylaws**

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

Notice of Filing of Dedicatory Instruments

Doc. 2012-26838

- **Collection Policy**

Fining Policy

Doc. 2013-387

Notice of Filing of Dedicatory Instruments

Doc. 2019-1748

- **Ethical Conduct of Board of Directors Policy**

Social Media Policy

Doc. 2019-13663

Email Registration Policy

Doc. 2019-13664

Record Retention, Production and Copying Policy

Doc. 2019-13665

Payment Priority Policy

Doc. 2019-13666

Payment Plan Policy

Doc. 2019-13667

Rainwater Harvesting System Policy

Doc. 2019-13668

Solar Device and Energy Efficient Roofing Policy

Doc. 2019-13669

Architectural Review Committee Policy

Doc. 2021-32089

Contract for Services Bidding and RFP Policy

Doc. 2021-32090

Religious Displays Policy

Doc. 2021-32094

Security Measures Policy

Doc. 2021-32095

Swimming Pool Enclosure Policy

Doc. 2021-32096

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

First Amendment to Bylaws

Doc. 2007-42318

Collection Policy

Doc. 2021-32097

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

WEST BEND NORTH HOMEOWNERS ASSOCIATION
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://westbendnorth.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
Transfer Fee to management company:	\$250.00
Initial Sale:	\$120.00
Second Sale:	\$150.00

EXECUTED as of 5/21, 2024.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature):

Name (printed):

Title:

Debra Morrison
Executive Vice President

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 21 day of May, 2024, by Debra Morrison (name), the EVP (title) authorized agent for Vision Communities Management Incorporated.



[Signature]
Notary Public – The State of Texas

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

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2024 - 13974

eRecording - Real Property

Notice

Recorded On: May 21, 2024 02:30 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: 2024 - 13974
Receipt Number: 20240521000118
Recorded Date/Time: May 21, 2024 02:30 PM
User: Honor C
Station: CCL45

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF JOHNSON

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long