

**BELCLAIRE RESIDENTIAL COMMUNITY, INC.**  
**MANAGEMENT CERTIFICATE**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Belclaire Residential Community, Inc., certifies as to the following:

1. The name of the subdivision is:

**BELCLAIRE**

2. The name of the association is:

**BELCLAIRE RESIDENTIAL COMMUNITY, INC., A TEXAS NON-PROFIT  
HOMEOWNERS' ASSOCIATION**

3. The recording data for the subdivision is:

**That certain real property in Johnson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Belclaire, recorded as Document No. 2019-19561 in the Official Public Records of Johnson County, Texas (the "Declaration").**

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

**Declaration of Covenants, Conditions and Restrictions for Belclaire, recorded as Document No. 2019-19561 in the Official Public Records of Johnson County, Texas.**

**Notice of Plat Recordation for Belclaire [Phases I and II], recorded as Document No. 2019-21384 in the Official Public Records of Johnson County, Texas.**

**Belclaire Community Manual, recorded as Document No. 2019-19710, Official Public Records of Johnson County, Texas.**

**First Supplement to Belclaire Community Manual, recorded as Document No. 2021-32260, Official Public Records of Johnson County, Texas.**

**Notice of Plat Recordation for Belclaire [Phases III and IV], recorded as Document No. 2022-12409 in the Official Public Records of Johnson County, Texas.**

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

**BELCLAIRE RESIDENTIAL COMMUNITY, INC., A TEXAS NON-PROFIT  
HOMEOWNERS' ASSOCIATION  
c/o Vision Communities Management Incorporated  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240**

6. 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**

7. The website address on which the association's dedicatory instruments are available:

**belclairehoa.nabrnetwork.com**

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

<b>Resale Certificate</b>	<b>\$340.00</b>
<b>Statement of Account</b>	<b>\$50.00</b>
<b>Refinance Certificate</b>	<b>\$50.00</b>
<b>Transfer Fee to management company</b>	<b>\$175.00</b>
<b>Working Capital Assessment (New Home Owner)</b>	<b>\$250.00</b>
<b>Working Capital Assessment (Resale Owner)</b>	<b>one-half annual Regular Assessment</b>
<b>Reserve Fund Contribution</b>	<b>\$250.00</b>

EXECUTED as of 4/25, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldeem

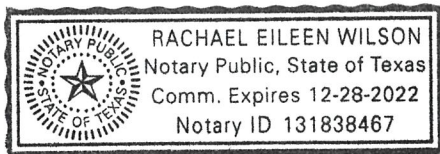
Name (printed): SHANNON BROWN

Title: V.P.

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 25 day of April, 2022, by Rachael Wilson (name), the DIRECTOR (title) authorized agent for Vision Communities Management Incorporated.



[Signature]  
Notary Public – The State of Texas

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