

MAGNOLIA MEADOWS HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - ELLIS COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Magnolia Meadows Homeowners Association, certifies as to the following:

1. The name of the subdivision is:

MAGNOLIA MEADOWS

2. The name of the association is:

MAGNOLIA MEADOWS HOMEOWNERS ASSOCIATION

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions and Restrictions **1910331**

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

Owners Manual of Rules and Regulations	1910332
Bylaws	1910333
Governance Policy Book	1910334
Certificate of Formation	1910335
Collection Policy	2103479
Covenant Enforcement and Fine Policy	2103480
Reciprocal Easement Regarding Shared Amenities	1809144

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

Supplemental Declaration for Annexation of Phase 2	2013736
Supplemental Declaration for Annexation of Phase 3	2130960
Supplemental Declaration for Annexation of Phase 4	2130961

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

MAGNOLIA MEADOWS 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://magnoliameadows.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
New Home Sales:	\$500.00 (\$250.00 to operating fund and \$250.00 to reserve fund)
Home Resale:	One-half the regular annual assessment.

EXECUTED as of 9/16, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

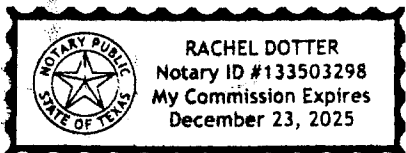
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 16th day of September, 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
5757 Alpha Road, Suite 680
Dallas, TX 75240