

**MEADOWBROOK HOMEOWNERS ASSOCIATION**  
**MANAGEMENT CERTIFICATE - JOHNSON COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **MEADOWBROOK HOMEOWNERS ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

**MEADOWBROOK ADDITION**

2. The name of the association is:

**MEADOWBROOK HOMEOWNERS ASSOCIATION**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions  
for Meadowbrook**

**Doc. 2024-14154**

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

**Declaration of Covenants, Conditions, and Restrictions  
for Meadowbrook**

**Doc. 2024-14154**

- **Certificate of Formation**
- **Final Plat Meadowbrook Addition**
- **Meadowbrook Covenants Conditions and Regulations**
- **Architecture and Landscape Guidelines**
- **Bylaws of Meadowbrook Homeowners Association**

**Notice of Working Capital Fee**

**Doc. 2024 - 15271**

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:

**MEADOWBROOK 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](mailto:info@vcmtexas.com)**

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


<https://vcmtexas.com/> and follow the "Find My Community" link.

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
Covenant Compliance Inspection Fee (optional):	\$250.00
Capital Contribution	\$375.00
Reserve Fund	\$375.00

EXECUTED as of June 18, 2024.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): 

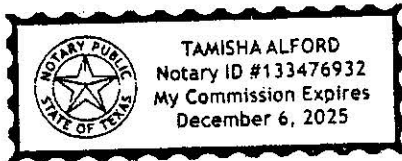
Name (printed): Estella Sanchez

Title: Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 18<sup>th</sup> day of June, 2024, by Estella Sanchez (name), the coordinator (title) authorized agent for Vision Communities Management Incorporated.



  
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**

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**Instrument Number:** 2024 - 16931

eRecording - Real Property

Certificate/Certification

Recorded On: June 18, 2024 01:58 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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 - 16931  
Receipt Number: 20240618000113  
Recorded Date/Time: June 18, 2024 01:58 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*