

**LEXINGTON ESTATES TOWNHOME ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - COLLIN COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Lexington Estates Townhome Association, Inc., certifies as to the following:

1. The name of the subdivision is:

**LEXINGTON ESTATES**

2. The name of the association is:

**LEXINGTON ESTATES TOWNHOME ASSOCIATION, INC.**

3. The recording data for the subdivision is:

<b>Lexington Estates Master Covenant</b>	<b>20201005001717990</b>
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4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

<b>Consent of Directors in Lieu of Organization Meeting</b>	<b>20210614001200350</b>
<b>Master Covenant Development Area Declaration</b>	
<b>(Townhomes)</b>	<b>20210806001589950</b>
<b>Community Manual</b>	<b>20210806001594390</b>
<b>Townhome Certificate of Formation</b>	
<b>Townhome Bylaws</b>	
<b>Fine and Enforcement Policy</b>	
<b>Townhome Assessment Collection Policy</b>	
<b>Records Inspection, Copying, and Retention Policy</b>	
<b>Notice of Posting and Recordation of Governance Documents</b>	
<b>Email Registration Policy</b>	
<b>Adoption of Working Capital Assessment</b>	<b>20210810001614170</b>
<b>Notice of Applicability (Townhomes)</b>	<b>20210806001594400</b>

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:

**LEXINGTON ESTATES TOWNHOME 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://lexingtonestates.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
Working Capital Assessment:	\$500.00

EXECUTED as of 10/11, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldoni

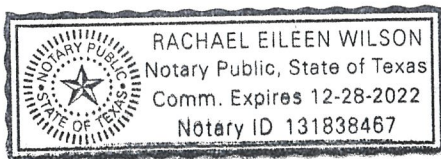
Name (printed): Staxton Baldoni

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 11 day of OCTOBER, 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**