

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**HOA OF VISTA RANCH, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **HOA OF VISTA RANCH, INC.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of the Subdivision:** HOA OF VISTA RANCH, INC.

**Name of the Association:** HOA OF VISTA RANCH, INC.

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in TARRANT County, Texas, as follows;

- (a) HOA of Vista Ranch, Inc., recorded under Film Code No. D204066299, along with any supplements or replats thereof;
- (b) HOA of Vista Ranch, Inc. Replat, recorded under Film Code No. D205188792, along with any supplements or replats thereof;

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of TARRANT County, Texas, as follows:

- (a) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D220247783
- (b) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D220247749
- (c) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D220483331
- (d) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D220248340
- (e) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D220247744
- (f) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D220247741
- (g) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D220247772
- (h) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D220247773
- (i) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D210319445
- (j) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D210319444
- (k) Notice of Filing of Dedicatory Instruments for The HOA of Vista Ranch, under Tarrant County Clerk's file no. D210319443

**Name and Mailing Address of the Association**

HOA of Vista Ranch, Inc.  
c/o Principal Management Group of North Texas  
801 E. Campbell Rd #620  
Richardson, TX 75081

**Principal Management Group of North Texas**  
**801 E. Campbell Rd #620**  
**Richardson, TX 75081**  
**214-368-4030**  
**NTXcustomer@associa.us**

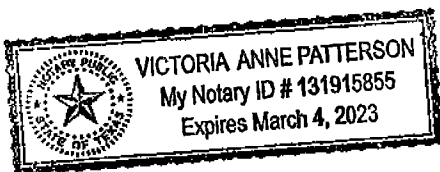
[www.townsq.io](http://www.townsq.io)  
[www.vistaranch.previews.townsq.io](http://www.vistaranch.previews.townsq.io)

**New account setup fee establishing new owner's account in the association's records: \$45**  
**Resale Certificate: \$375**  
**Resale Certificate Update: \$75**  
**Legacy Account Closure Fee: \$220**  
**Refinance Statement of Account: \$75**  
**Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite**  
**\$120 for 3 day expedite**

HOA of Vista Ranch, Inc., acting by and through its managing agent, Principal Management Group of North Texas

**Mark Southall, Branch President**

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for HOA of Vista Ranch, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Victoria Patterson  
Notary Public, State of Texas