

**EXHIBIT****A**

**ASTER PARK COMMUNITY ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - COLLIN COUNTY**

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

1. The name of the subdivision is:

**ASTER PARK**

2. The name of the association is:

**ASTER PARK COMMUNITY ASSOCIATION, INC.**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions for Aster Park recorded in the real property records of Collin, County, Texas under Clerk's File No. 2023000129654.**

**Aster Park Phase 1A, a subdivision in Collin County, Texas according to the map or plat thereof recorded under 2023010000497 of the Map or Plat Records of Collin County, Texas and all amendments to or replats of said maps or plats, if any.**

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

**Declaration of Covenants, Conditions, and Restrictions for Aster Park, Collin County Clerk's File No. 2023000129654.**

**Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Aster Park, Phase 1A, Collin County Clerk's File No. 2023000130183.**

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

**First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Aster Park, recorded in the Official Public Records of Collin County, Texas under Clerk's File No. 2024000003895.**

**First Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Aster Park, recorded in the Official Public Records of Collin County, Texas under Clerk's File No. 2024000117235.**

**First Amended and Restated Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Aster Park, Phase 1B2 recorded in the real property records of Collin, County, Texas under Clerk's File No. 2025000017548.**

**Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Aster Park recorded in the real property records of Collin, County, Texas under Clerk's File No. 2025000017187.**

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

**ASTER PARK COMMUNITY ASSOCIATION, INC.  
c/o Vision Communities Management, LLC  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240  
Tel. (972) 612-2303  
Email: [info@vcmtexas.com](mailto:info@vcmtexas.com)**

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, LLC  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240  
Tel. (972) 612-2303  
Email: [info@vcmtexas.com](mailto:info@vcmtexas.com)**

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

[www.vcmtexas.com](http://www.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  |
| Transfer Fee:       | \$250.00  |
| Refinance Fee:      | \$50.00   |
| Capitalization Fee: | The Capitalization Fee is an amount equal to 35% of the current Annual Assessment rate, unless otherwise determined by the Board. Commencing on May 1, 2025, the Capitalization Fee will be an amount equal to 100% of the then-current Annual Assessment rate and will remain at this level unless otherwise determined by the Board. Some exemptions may apply. |

|                            |   |
|----------------------------|---|
| Community Enhancement Fee: | 0.5% of the Gross Selling Price of the Lot until such time as the amount is changed by resolution of the Board. |
|----------------------------|---|

**This Management Certificate amends, restates, and replaces in the entirety those previously filed Management Certificates, including those filed at Document Number(s) 2024000005049 in the official public records for COLLIN COUNTY, Texas.**

**This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.**

EXECUTED as of 2/26/2025, 2025.

**Vision Communities Management, LLC**

By (signature): Signed by:  
*Amber Altarabulsi*  
FB6E8DB38C0A4E3...

Name (printed): Amber Altarabulsi

Title: Managing Agent

The State of Texas §

County of Denton §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_  
\_\_\_\_\_ (name), the \_\_\_\_\_ (title) authorized agent for **Vision  
Communities Management, LLC.**

\_\_\_\_\_  
Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management, LLC**  
**5757 Alpha Road, Ste. 680**  
**Dallas, Texas 75240**