

MANAGEMENT CERTIFICATE FOR THE VILLAS AT VALLEY RANCH HOMEOWNERS ASSOCIATION

STATE OF TEXAS

COUNTY OF DALLAS

Name of Subdivision: Villas at Valley Ranch

Name of Homeowners Association: The Villas at Valley Ranch Homeowners Association

Address of the Homeowners Association: The Villas at Valley Ranch Homeowners Association
P.O. Box 810552
Dallas, TX 75381-0552

Phone Number: 972-484-2060

Email address: info@junctionproperty.com

Website: www.junctionproperty.com

Recording Data for Subdivision: Dallas County Records Plat instrument number 198302391943

All Recording Data for Declaration: Dallas County Records Volume 84209, Page 0990; instrument numbers 198500177647, 198502463457, 198502463458, 198402098104, 198501732372, and 201100339136

Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

The Villas at Valley Ranch Homeowners Association

c/o Junction Property Management

P.O. Box 810552

Dallas, TX 75381-0552

972-484-2060

ENTERED

MAR 25 2024

List of Fees Associated with Property Transfer:	Fee	Amount
	Resale	\$375.00
	Mgmt Transfer	<u>\$50.00</u>
	HOA Transfer	\$
	Capital Contributions	\$
	Reserve Contribution	\$
	Working Capital	\$
	Additional Dues at Closing	\$

Other information the Association considers Appropriate for governing, administration or operation of the Subdivision and Homeowners Association:

The Villas at Valley Ranch
Homeowners Association

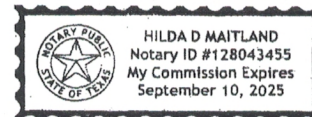
By: [Signature]
Print Name: John Tarlton
Print Title: Managing Agent

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged and signed before me on the 22nd day of January, 2024 by John Tarlton, the Managing Agent of Junction Realty, Inc. on behalf of the Association.

[Signature]
Notary Public-State of Texas



After Recording Return To:

Junction Property Management
P.O. Box 810552
Dallas, TX 75381-0552

ENTERED

MAR 25 2024



VG-364-2024-202400050195

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202400050195

Real Property Recordings

Recorded On: March 13, 2024 08:59 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

ENTERED

MAR 25 2024

***** 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: 202400050195
Receipt Number: 20240313000124
Recorded Date/Time: March 13, 2024 08:59 AM
User: Alexander R
Station: Cc143

Record and Return To:

JUNCTION PROPERTY MANAGEMENT
PO BOX 810552
DALLAS TX 75381



STATE OF TEXAS

Dallas County

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 Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX