

ANNA RANCH HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - COLLIN COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Anna Ranch Homeowners Association, Inc.**, certifies as to the following:

1. The name of the subdivision is:

ANNA RANCH

2. The name of the association is:

Anna Ranch Homeowners Association, Inc.

3. The recording data for the subdivision (plat) is:

Anna Ranch, Phase 1A, a subdivision in Collin County, Texas, according to the map or plat thereof recorded under File No. 20211020010003770 of the Map 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 & Restrictions for Anna Ranch, filed as Document No. 20220103000002260 of the Real Property Records of Collin County, Texas.

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:

ANNA RANCH HOMEOWNERS ASSOCIATION
c/o Vision Communities Management, LLC
6111 W Plano Pkwy, Suite 1000
Plano, TX 75093

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
6111 W Plano Pkwy, Suite 1000
Plano, TX 75093
Phone: (972) 612-2302

Email: info@vcmtexas.com

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

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
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Compliance Inspection Fee:	\$200.00

This Management Certificate amends and replaces all previously filed management certificates, including those management certificates in the County real property records.

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 9/9, 2025.

Vision Communities Management, LLC as
managing agent for the association

By (signature): *Estella Sanchez*

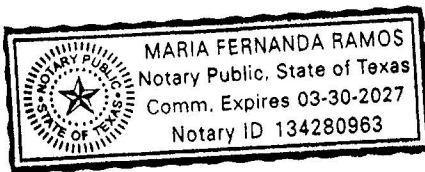
Name (printed): Estella Sanchez

Title: Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 9th day of September, 2025, by Estella Sanchez (name), the Transition Coordinator (title) authorized agent for Vision Communities Management, LLC.



[Signature]
Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management, LLC
6111 W Plano Pkwy, Suite 1000
Plano, TX 75093

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000115015

eRecording - Real Property

NOTICE

Recorded On: September 09, 2025 12:07 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2025000115015
Receipt Number: 20250909000198
Recorded Date/Time: September 09, 2025 12:07 PM
User: Sheila P
Station: Workstation cck089

Record and Return To:

CSC



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX