

**HARRINGTON TRAILS RESIDENTIAL COMMUNITY, INC.**  
**MANAGEMENT CERTIFICATE - MONTGOMERY COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **HARRINGTON TRAILS RESIDENTIAL COMMUNITY, INC.**, certifies as to the following:

1. The name of the subdivision is:

**HARRINGTON TRAILS**

2. The name of the association is:

**HARRINGTON TRAILS RESIDENTIAL COMMUNITY, INC.**

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

**Master Covenant (Residential)**

**Doc. 2020029627**

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

**Covenants Conditions and Restrictions Relating to  
Development and Use of Property**

**Doc. 2004-000027**

**Development Area Declaration (Residential)**

**Doc. 2020029821**

**Community Manual**

**Doc. 2020029822**

**Community Enhancement Covenant (Residential)**

**Doc. 2020029823**

**Adoption of Working Capital Assessment**

**Doc. 2020029824**

**Design Guidelines – Residential**

**Doc. 2020029896**

**Removal and Appointment of Directors**

**Doc. 2021045092**

**Removal and Appointment of Directors**

**Doc. 2021114402**

**Development Area Declaration (Residential FR)**

**Doc. 2022063276**

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

**First Amendment to the Covenants, Conditions and  
Restrictions**

**Doc. 2019008200**

**Second Amendment to the Covenants, Conditions and  
Restrictions**

**Doc. 2019119239**

**Amended and Restated Design Guidelines**

**Doc. 2020030977**

**First Amendment to the Development Area  
Declaration (Residential)**

**Doc. 2021000663**

**Amended and Restated Adoption of**

**Amended Working Capital Assessment**

**Doc. 2021045093**

**First Amendment to Amended and Restated  
Design Guidelines**

**Doc. 2021059318**

**Second Amendment to Amended and Restated**

**Design Guidelines**

**Doc. 2022095185**

**First Supplement to Community Manual**

**Doc. 2021136224**

**First Supplement to Community Manual**

**Doc. 2021141439**

**Amended and Restated Master Covenants – Residential**

**Doc. 2022061485**

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

**HARRINGTON TRAILS RESIDENTIAL COMMUNITY, 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://harringtontrails.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	\$175.00
Community Enhancement Fee	Transfer Price (as defined in the Community Enhancement Covenant) multiplied by one fourth of one percent (0.25%)
Working Capital Assessment	\$500.00



EXECUTED as of 12/24, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldwin

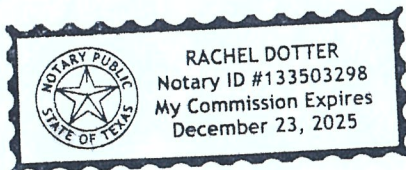
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2022, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter  
Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management Incorporated**  
**5757 Alpha Road, Suite 680**  
**Dallas, TX 75240**