

**MEADOW PARK OF MELISSA HOMEOWNERS ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - COLLIN COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **MEADOW PARK OF MELISSA HOMEOWNERS ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

**MEADOW PARK**

2. The name of the association is:

**MEADOW PARK OF MELISSA HOMEOWNERS ASSOCIATION, INC.**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions and Restrictions  
for Meadow Park**

**Doc. 2024000020684**

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

**Declaration of Covenants, Conditions and Restrictions  
for Meadow Park**

**Doc. 2024000020684**

- **Declarant Representations & Reservations**
- **Design Guidelines**
- **Certificate of Formation**
- **Consent of Directors in Lieu of Organizational Meeting**
- **Bylaws**
- **Records Production and Copying Policy**
- **Alternative Payment Plan Policy**
- **Security Measures Policy**
- **Pandemic Policy**

**Meadowbrook Phase 1A Plat**

**Doc. 2023010000567**

**Meadowbrook Phase 1B Plat**

**Doc. 2024010000176**

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:

**MEADOW PARK OF MELISSA HOMEOWNERS ASSOCIATION, 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](mailto:info@vcmtexas.com)**

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

<https://vcmtexas.com/> and follow the "Find My Community" link.

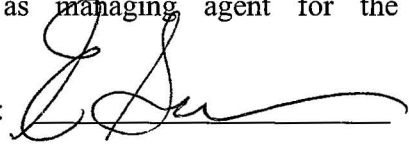
9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$375.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Compliance Inspection Fee (optional):	\$250.00
Working Capital Fund:	The greater of (i) one hundred percent (100%) of the annual assessment charged, or (ii) \$750.00.
Reserve Fund Contribution:	The greater of (i) \$750.00, or (ii) eighty-eight percent (88%) of the current amount of the annual Regular Assessment

EXECUTED as of June 18, 2024.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature):



Name (printed): Estella Sanchez

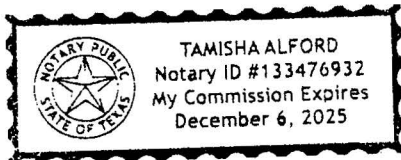
Title:

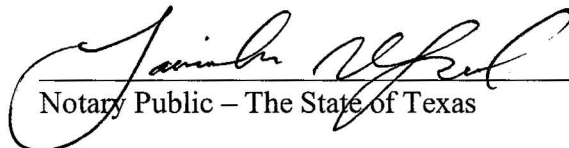
Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 18 day of June, 2024, by Estella Sanchez (name), the Coordinator (title) authorized agent for Vision Communities Management Incorporated.



  
Notary Public – The State of Texas

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

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

---

**Instrument Number:** 2024000073576

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 18, 2024 01:11 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: 2024000073576  
Receipt Number: 20240618000533  
Recorded Date/Time: June 18, 2024 01:11 PM  
User: Angela M  
Station: Workstation cck106

**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