

AMENDED GREENWAY TRAILS OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE – ELLIS COUNTY

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

1. The name of the subdivision is:

GREENWAY TRAILS

2. The name of the association is:

GREENWAY TRAILS OWNERS ASSOCIATION, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions and Restrictions **2023811**

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

Community Manual **2024646**

Certificate of Formation

Bylaws

Fine and Enforcement Policy

Assessment Collection Policy

Records Inspection, Copying and Retention Policy

Statutory Notice of Posting and Recordation of Association Governance

Documents

Email Registration Policy

Generator Policy

Notice of Filing Dedicatory Instruments **2401228**

Swimming Pool Facility Use Guidelines

Community Facilities User Guidelines

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

First Supplement to Community Manual **2138382**

Covenant Violation Hearing Policy

Board of Directors Meeting Notice Requirement

Pool Enclosures and Security Measures Policy

Assessment Collection – Delinquency Cure Deadlines

Religious Display Policy

Statutory Notice of Posting & Recordation of Documents

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

GREENWAY TRAILS OWNERS 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

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

<https://vcmtexas.com> (follow "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:	\$200.00
Covenant Inspection Fee:	\$200.00 (Upon request)
Working Capital Assessment (New Home Owner):	\$250.00
Working Capital Assessment (Resale Owner):	One-half annual Regular Assessment
Reserve Fund Contribution:	\$250.00

This Amended Greenway Trails Owners Association, Inc. Management Certificate amends and replaced the previously filed management certificates, including the management certificate(s) filed as Doc. 2139871 in the real property records of Ellis County.

EXECUTED as of 1/17, 2024.

Vision Communities Management Incorporated as managing agent for the association

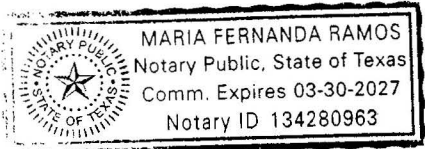
By (signature): S. Baldwin

Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §
County of Dallas §

This instrument was acknowledged before me on the 17 day of January, 2024, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



[Signature]
Notary Public – The State of Texas

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

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



[Signature]

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 2401717 on January 22, 2024 at 8:33 AM