

MERION HOMEOWNER'S ASSOCIATION
MANAGEMENT CERTIFICATE - DALLAS COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **MERION HOMEOWNER'S ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

MERION

2. The name of the association is:

MERION HOMEOWNER'S ASSOCIATION

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

Declaration of Covenants, Conditions, and Restrictions **Doc. 201600150223**

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

Certificate of Formation	Doc. 201500316022
Bylaws of Merion Homeowner's Association	Doc. 201600150222
Rental Policy	Doc. 202000063659

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

First Amendment to the Bylaws	Doc. 201700101105
First Amendment to the Covenants and Restrictions	Doc. 201700127235
Second Amendment to the Covenants and Restrictions	Doc. 202000063697

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

MERION HOMEOWNER'S ASSOCIATION
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://merionparkhoa.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:	\$250.00
Capital Reserve Fund:	\$500.00
Initiation Fee:	\$350.00

EXECUTED as of 3/9, 2023.

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 9th day of March, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.

Tamisha Alford
Notary Public – The State of Texas

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

