

**NOTICE OF FILING DEDICATORY INSTRUMENTS FOR
PECAN GROVE HOME OWNER'S ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF MIDLAND §

KNOW ALL MEN BY THESE PRESENTS

This **Notice of Filing of Dedicatory Instruments for PECAN GROVE HOME OWNER'S ASSOCIATION** is made on this the 30th day of January, 2025 on behalf of the PECAN GROVE HOME OWNER'S ASSOCIATION (the "Association").

WHEREAS, the Association is the property owners' association created by its owners to manage or regulate the planned development known as Pecan Grove Addition and subject to the Declaration of Covenants, Conditions and Restrictions on and for Pecan Grove, an Addition to Midland County, Texas dated December 12, 2021 and recorded in the real property records of Midland County, Texas on December 13, 2021 as Document No. 37826 and as therein after amended from time to time (the "Declaration"), which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Dallas County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code; and

NOW, THEREFORE, the following dedicatory instruments are the originals, or exact copies thereof, and is hereby filed of record in the real property records of Midland, County, Texas, in accordance with Section 202.006 of the Texas Property Code

Exhibit A: Management Certificate

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

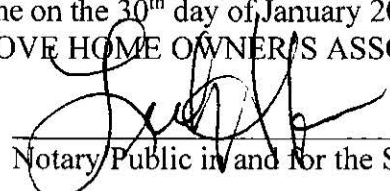
FOR PECAN GROVE HOME OWNER'S
ASSOCIATION

By: Thomas L. Kapioltas

Its: Authorized Agent

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

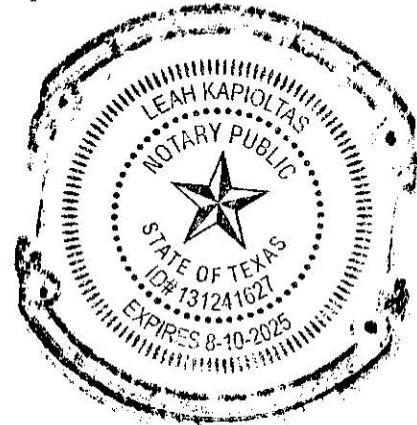
This instrument was acknowledged before me on the 30th day of January 2025, by Thomas L. Kapioltas the Authorized Agent for PECAN GROVE HOME OWNER'S ASSOCIATION


Notary Public in and for the State of Texas

Notary stamp or seal:

AFTER RECORDING RETURN TO:

**Pecan Grove Home Owner's Association
c/o The Kapioltas Law Firm, PLLC
2150 S. Central Expressway, Suite 200
McKinney, Texas 75070**



PECAN GROVE HOME OWNER'S ASSOCIATION
MANAGEMENT CERTIFICATE
MIDLAND COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **PECAN GROVE HOME OWNER'S ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

PECAN GROVE

2. The name of the association is:

PECAN GROVE HOME OWNER'S ASSOCIATION

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

PECAN GROVE ADDITION	Instrument No. 2021-25698
PECAN GROVE ADDITION, SECTION TWO	Instrument No. 2022-3649
PECAN GROVE ADDITION, SECTION THREE	Instrument No. 2024-23283

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

Declaration of Covenants	Instrument No. 2021-37826
Bylaws	Instrument No. 2021-37871
Certificate of Formation	Instrument No. 2021-37871

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

First Amendment to the Declaration	Instrument No. 2022-8423
Second Amendment to the Declaration	Instrument No. 2023-30493

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

PECAN GROVE HOME OWNER'S ASSOCIATION
 c/o Vision Communities Management
 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
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:

www.vcmtexas.com and follow "Find My Community" link

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

\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$200.00	Covenant Inspection Compliance Fee
\$175.00	Transfer Fee
\$250.00	Capital Contribution

EXECUTED as of 1/30/2025, 2025.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature):

Signed by:

F86E6B38C6A4E3...

Name (printed):

Amber Altarabulsi

Title:

Managing Agent

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the ____ day of _____, 2025, by _____
(name), the _____ (title) authorized agent for Vision
Communities Management Incorporated.

Notary Public – The State of Texas

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

**Midland County
Alison Haley
Midland County
Clerk**

Instrument Number: 2500

eRecording - Real Property

Recorded On: January 31, 2025 08:23 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 2500
Receipt Number: 20250130000139
Recorded Date/Time: January 31, 2025 08:23 AM
User: Amanda D
Station: cc10297

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF MIDLAND**

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 Records of Midland County, Texas.

Alison Haley
Midland County Clerk
Midland County, TX