

**MANAGEMENT CERTIFICATE
OF
THE CANYONS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Canyons Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Canyons.
2. The name of the Association: The Canyons Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Johnson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Canyons, recorded in Document No. 2025-5046, Official Public Records of Johnson County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Canyons Residential Community, Inc., c/o Vision Communities Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240, Attn: Amber Anderson.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

 Name: The Canyons Residential Community, Inc.
 c/o Vision Communities Management
 Mailing Address: 5757 Alpha Road, Suite 680
 Dallas, Texas 75240
 Attn: Amber Anderson
 Telephone Number: 972-612-2303
 Email Address: amber@vcmtexas.com
7. Website to access the Association’s dedicatory instruments:
 www.canyonsatkeene.com
8. Amount and description of fees related to property transfer in the subdivision:
 The Association fees are in the following amounts:

Working Capital Assessment - \$300.00

Reserve Fund Contribution - \$300.00

Transfer Fee - \$250.00

Resale Disclosure Package - \$340.00

Covenant Inspection Fee (for Resale only upon request by Seller or Purchaser) - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 19 day of February, 2025.

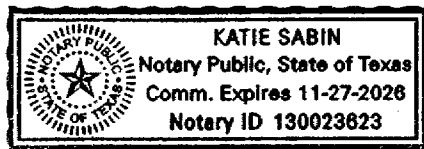
THE CANYONS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Printed Name: Justin Bosworth
Title: President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 19 day of February, 2025, by Justin Bosworth, President of THE CANYONS RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Canyons, recorded in Document No. 2025-5046, Official Public Records of Johnson County, Texas, as the same may be amended from time to time.
2. The Canyons Community Manual, recorded in Document No. 2025-5116, Official Public Records of Johnson County, Texas, as same may be amended and supplemented from time to time.
3. The Canyons Adoption of Working Capital Assessment, recorded in Document No. 2025-5107 Official Public Records of Johnson County, Texas.
4. The Canyons Adoption of Reserve Fund Contribution, recorded in Document No. 2025-5108, Official Public Records of Johnson County, Texas.

ATTACHMENT 1

THE CANYONS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 5166

eRecording - Real Property

Property Owners Assoc Mgmt Cert

Recorded On: February 26, 2025 01:20 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 2025 - 5166
Receipt Number: 20250226000130
Recorded Date/Time: February 26, 2025 01:20 PM
User: Amanda T
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

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 Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long