

**LEWIS RANCH HOMEOWNERS' ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - COLLIN COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **LEWIS RANCH HOMEOWNERS' ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

**LEWIS RANCH**

2. The name of the association is:

**LEWIS RANCH HOMEOWNERS' ASSOCIATION, INC.**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions Doc. 20180305000268190**

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

**Notice of Filing of Dedicatory Instruments**

**Doc. 20180327000366180**

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Document Retention Policy**
- **Payment Plan Guidelines and Application of Payments Schedule**

**Covenant Enforcement and Fine Policy**

**Doc. 20181213001516180**

**Collection Policy**

**Doc. 20181213001516190**

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:

**LEWIS RANCH 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**

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

<https://lewisranch.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
Initial Contribution:	\$250.00

EXECUTED as of 3/23, 2023.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): J. Baldwin

Name (printed): SHANNON BALDWIN

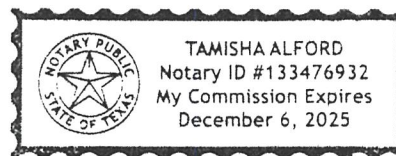
Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 23<sup>rd</sup> 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**