

THE COVE OF HICKORY CREEK RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE - ELLIS COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **THE COVE OF HICKORY CREEK RESIDENTIAL COMMUNITY, INC.**, certifies as to the following:

1. The name of the subdivision is:

THE COVE OF HICKORY CREEK

2. The name of the association is:

THE COVE OF HICKORY CREEK RESIDENTIAL COMMUNITY, INC.

3. The recording data for the subdivision is:

Plat	Document No. 1826730
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4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

Declaration of Covenants, Conditions and Restrictions

for The Cove of Hickory Creek

Document No. 1829269

The Cove of Hickory Creek Community Manual

Document No. 1830359

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

55 and Over Policy

**The Cove of Hickory Creek First Supplement to
Community Manual Supplemental Policies and Rules**

Adopted Pursuant to the 2021 Legislative Session

Document No. 2139870

Covenant Violation Hearing Procedures

Board of Directors Meeting Notice Requirements

Pool Enclosures and Security Measures Policy

Religious Display Policy

Statutory Notice of Posing & Recording of Documents

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:

THE COVE OF HICKORY CREEK RESIDENTIAL COMMUNITY, INC.
c/o Vision Communities Management, LLC
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, LLC
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 Click on the "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:	\$250.00
Working Capital Assessment:	\$500.00

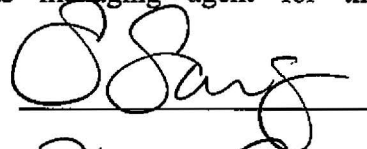
This Management Certificate amends and replaces all previously filed management certificates, including those management certificates in the Ellis County real property records.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

EXECUTED as of 3/25, 2025.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature):



Name (printed):

Stella Sanchez

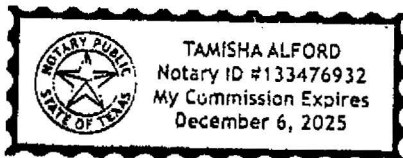
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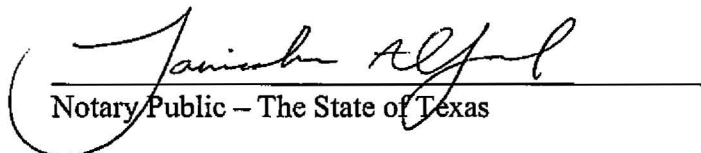
Transition Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 25 day of March, 2025, by Estella Sanchez (name), the Coordinator (title) authorized agent for Vision Communities Management Incorporated.




Notary Public – The State of Texas

After Recording, Please Return To:
Vision Communities Management, LLC
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



