

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

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Southbrook Homeowners' Association, Inc., certifies as to the following:

1. The name of the subdivision is:

**Southbrook Subdivision**

2. The name of the association is:

**Southbrook Homeowners' Association, Inc.**

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

**Declaration of Covenants Conditions and Restrictions    Doc. 20050425000532250**

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

<b>Articles of Incorporation</b>	<b>Doc. 20050425000532250</b>
<b>Bylaws</b>	<b>Doc. 20050425000532250</b>
<b>Fining Policy</b>	<b>Doc. 20060810001147350</b>
<b>Alternative Payment Plan Structure</b>	<b>Doc. 20110921001007040</b>
<b>Records Retention and Copying Policy</b>	<b>Doc. 20110921001007050</b>
<b>Security Measures Policy</b>	<b>Doc. 20211027002193210</b>
<b>Collection Policy</b>	<b>Doc. 20211027002193220</b>
<b>Swimming Pool Enclosure Policy</b>	<b>Doc. 20211027002193240</b>
<b>Contract for Services Bidding and RFP Policy</b>	<b>Doc. 20211027002193250</b>
<b>Architectural Review Committee Policy</b>	<b>Doc. 20211027002193270</b>

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

<b>Supplemental Declaration of Covenants</b>	
<b>Conditions and Restrictions</b>	<b>Doc. 20060721001027900</b>
<b>First Amendment to the Bylaws</b>	<b>Doc. 20190821001017750</b>

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

**Southbrook 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://southbrooktrails.nabrnetwork.com/>

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
\$250.00	Transfer Fee to management company
\$125.00	Community Compliance Inspection Fee
\$150.00	Transfer Fee
\$150.00	Capital Improvement Reserve Fee
\$50.00	Builder Initiation Fee

EXECUTED as of 12/24, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldwin

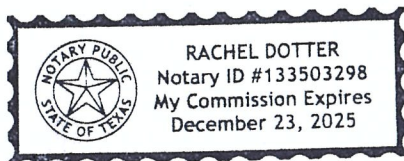
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26<sup>th</sup> day of December, 2022, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter  
Notary Public – The State of Texas

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