

**MANAGEMENT CERTIFICATE
OF
1897 TOWNHOMES COMMUNITY, INC.**

The undersigned, being an officer of 1897 Townhomes 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: 1897 Townhomes.
2. The name of the Association: 1897 Townhomes Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Collin County, Texas, made subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for 1897 Townhomes, recorded under Document No. 2025000030176, Official Public Records of Collin County, Texas, as same may be amended from time to time (the “Declaration”).
4. The recording data for the Declaration with any Amendments and/or Supplements thereto: The recording data for the Declaration and any amendments and/or supplements thereto are more particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: 1897 Townhomes Community, Inc., c/o Vision Communities Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	1897 Townhomes Community, Inc. c/o Vision Communities Management
Mailing Address:	5757 Alpha Road, Suite 680 Dallas, Texas 75240
Telephone Number:	972-612-2303
Email Address:	www.vcmtexas.com
8. Website to access the Association’s dedicatory instruments: www.vcmtexas.com

9. Amount and description of fees related to property transfer: The Association fees are in the following amounts:

Working Capital Assessment – 6 months of Regular Assessments

Transfer Fee - \$250.00

Resale Certificate Fee: \$340.00

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

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

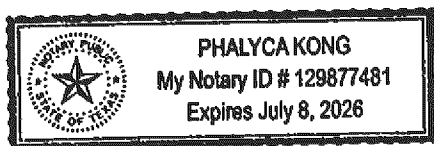
1897 TOWNHOMES COMMUNITY, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Ross Wang
Title: PRESIDENT

THE STATE OF Texas §
§
COUNTY OF Harris §

This instrument was acknowledged before me on the 18th day of March
2025, by Ross Wang the President of 1897 Townhomes
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.
Mark D. Grobmyer
WINSTEAD PC
600 West 5th Street, Ste. 900
Austin, Texas 78701
rburton@winstead.com
mgrobmyer@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for 1897 Townhomes, recorded as Document No. 2025000030176, Official Public Records of Collin County, Texas.
2. 1897 Townhomes Community Manual, recorded as Document No. 2025000031273, Official Public Records of Collin County, Texas.
3. 1897 Townhomes Adoption of Working Capital Assessment, recorded as Document No. 2025000031263, Official Public Records of Collin County, Texas.

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000031460

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: March 18, 2025 02:54 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: 2025000031460
Receipt Number: 20250318000538
Recorded Date/Time: March 18, 2025 02:54 PM
User: Kim D
Station: Workstation cck024

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF COLLIN

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX