

**SUNSET RIDGE OF MIDLAND ASSOCIATION**  
**MANAGEMENT CERTIFICATE - MIDLAND COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Sunset Ridge of Midland Association, certifies as to the following:

1. The name of the subdivision is:

**SUNSET RIDGE**

2. The name of the association is:

**SUNSET RIDGE OF MIDLAND ASSOCIATION**

3. The recording data for the subdivision is:

<b>Declaration of Covenants, Conditions, Restrictions</b>	<b>2017-24702</b>
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4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

<b>Owners Manual of Rules and Regulations</b>	<b>2017-27881</b>
<b>Bylaws</b>	<b>2017-27884</b>
<b>Governance Policy Book</b>	<b>2017-27885</b>
<b>Alternative Payment Schedule Guidelines</b>	
<b>HOA Document Retention</b>	
<b>HOA Open Records &amp; Copying Policy</b>	
<b>Certificate of Formation</b>	<b>2017-32128</b>
<b>Covenant Enforcement and Fine Policy</b>	<b>2019-3202</b>
<b>Collection Policy</b>	<b>2021-27433</b>
<b>Swimming Pool Enclosure Policy</b>	<b>2021-27434</b>
<b>Religious Displays Policy</b>	<b>2021-27435</b>
<b>Contract for Services Bidding and RFP Policy</b>	<b>2021-27436</b>
<b>Architectural Review Committee Policy</b>	<b>2021-27437</b>
<b>Security Measures Policy</b>	<b>2021-27438</b>
<b>Drainage and Detention Easement</b>	<b>2017-5715</b>

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

<b>Amendment to the Declaration of Covenants, Conditions, Restrictions re: Turnover Meeting</b>	<b>2017-27880</b>
<b>Amendment to the Declaration of Covenants, Conditions, Restrictions re: Conveyance Fees</b>	<b>2018-24566</b>

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

**SUNSET RIDGE OF MIDLAND ASSOCIATION**

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://sunsetridgeofmidland.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
New Home Sales:	\$250.00
Home Resales:	\$250.00

EXECUTED as of Sep. 13<sup>th</sup>, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldwin

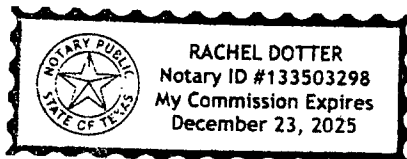
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 13<sup>th</sup> day of September, 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**  
**5757 Alpha Road, Suite 680**  
**Dallas, TX 75240**