

SPENCER RANCH RESIDENTIAL COMMUNITY, INC. MANAGEMENT
CERTIFICATE

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **SPENCER RANCH RESIDENTIAL COMMUNITY, INC.**, certifies as to the following:

1. The name of the subdivision is:

SPENCER RANCH

2. The name of the association is:

SPENCER RANCH RESIDENTIAL COMMUNITY, INC.

3. The recording data for the subdivision is:

Master Covenant:

Instrument No. 2021-365072

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

Community Manual:

Instrument No. 2022-365742

- **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**
- **Religious Display Policy**
- **Pool Fencing and Security Devices/Fences Policy**

Adoption of Working Capital Assessment:

Instrument No. 2021-365122

Development Area Declaration:

Instrument No. 2021-365120

Notice of Applicability:

Instrument No. 2021-365121

Adoption of Road Maintenance Assessment:

Instrument No. 2021-365123

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:

SPENCER RANCH RESIDENTIAL COMMUNITY, 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:

spencerranch.nabrnetwork.com

9. The following fees are charged by the association relating to a transfer of property within the association:

\$250.00	Working Capital Assessment
\$525.00	Road Maintenance Assessment
\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$250.00	Transfer Fee to management company (Effective July 1, 2022)

EXECUTED as of 5/6, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

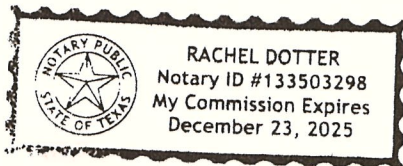
Name (printed): SHANNON BALDWIN

Title: VP

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 6th day of May, 2022, by Shannon Baldwin (name), the VP of Client Services (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