

WILDFLOWER RANCH MASTER ASSOCIATION
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **WILDFLOWER RANCH MASTER ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

WILDFLOWER RANCH

2. The name of the association is:

WILDFLOWER RANCH MASTER ASSOCIATION

3. The recording data for the subdivision is:

Master Declaration of Covenants, Conditions, and Restrictions Doc. 2020-214571

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

Notice of Filing of Dedicatory Instruments

Doc. 2021-91887

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**

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

**First Amendment to the Master Declarations
Supplement to the Master Declarations**

Doc. 2021-91888

Doc. 2022-93258

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

WILDFLOWER RANCH MASTER 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://wildflowerranch.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
Working Capital Contribution:	\$350.00
Initiation Fee:	\$400.00

EXECUTED as of 3/20, 2023.

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 20th day of March, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.

Tamisha Alford
Notary Public – The State of Texas

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

