

**VILLAGE AT EDGECLIFF IV HOMEOWNERS' ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE, TARRANT COUNTY**

This MANAGEMENT CERTIFICATE is made effective as of the date signed below by the undersigned for Village at Edgecliff IV Homeowners' Association, Inc., a Texas non-profit corporation (the "Association").

The undersigned for the Association, has caused this Management Certificate to be prepared and filed in accordance with Section 209.004 of the Texas Property Code.

1. The name of the Subdivision is: VILLAGE AT EDGECLIFF, SECTION 4
2. The name of the Association is: VILLAGE AT EDGECLIFF IV HOMEOWNERS' ASSOCIATION, INC.
3. The recording data for the Subdivision is/are as follows:

**Declaration of Covenants, Conditions and Restrictions  
for Village at Edgecliff, Section 4**

**Doc. D222191458**

4. The recording data for the Declaration and any amendments to the Declaration is/are as follows:

**Declaration of Covenants, Conditions and Restrictions  
for Village at Edgecliff, Section 4**

**Doc. D222191458**

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

**N/A**

6. The Association's mailing address is as follows:

**Village at Edgecliff IV Homeowners' Association, Inc.  
C/O Vision Community Management Incorporated d/b/a VCM, Inc.  
5757 Alpha Road, Ste. 680  
Dallas, TX 75240**

7. The contact information for the person managing the Association is 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 in accordance with Section 207.006 of the Texas Property Code:

<https://edgecliffvillage.nabnetwork.com>

9. The amount and description of a fee or fees charged by the Association relating to a transfer of a Lot in the Subdivision:
  - a. Resale Certificate Fee: \$375.00
  - b. Resale Certificate Update Fee: \$75.00
  - c. Transfer Fee to management company: \$250.00
  - d. Working Capital Fee: the greater of (i) fifty percent (50%) of the then current annual assessment or (ii) \$150.00
  - e. Reserve Fund Contribution: \$150.00

IN WITNESS WHEREOF, the undersigned has caused this Management Certificate to be executed as of the below date.

EXECUTED as of February 3<sup>rd</sup>, 2023.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldwin

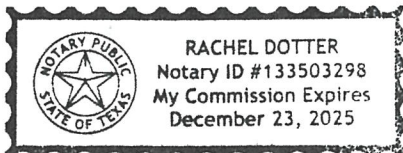
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 3<sup>rd</sup> day of February, 2023, 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**