

**LIBERTY RANCH OF JOSEPHINE HOMEOWNERS ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - COLLIN COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **LIBERTY RANCH OF JOSEPHINE HOMEOWNERS ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

**LIBERTY RANCH**

2. The name of the association is:

**LIBERTY RANCH OF JOSEPHINE HOMEOWNERS ASSOCIATION, INC.**

3. The recording data for the subdivision is:

**Declaration of Covenants, Conditions, and Restrictions  
for Liberty Ranch**

**Doc. 2024000039360**

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

**Declaration of Covenants, Conditions, and Restrictions  
for Liberty Ranch**

**Doc. 2024000039360**

- **Design Guidelines**
- **Certificate of Formation**
- **Certificate of Correction to Certificate of Formation**
- **Bylaws of Liberty Ranch of Josephine Homeowners Association, Inc.**
- **Records Production and Copying Policy**
- **Alternative Payment Plan Policy**
- **Security Measure Policy**
- **Pandemic Policy**
- **Notice and Hearing; Schedule of Fines Policy**

**Final Plat Liberty Ranch**

**Doc. 2024010000028**

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:

**LIBERTY RANCH OF JOSEPHINE HOMEOWNERS ASSOCIATION, 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](mailto:info@vcmtexas.com)**

8. The website address on which the association's dedicatory instruments are available:

<https://vcmtexas.com/> and follow the "Find My Community" link.

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

Resale Certificate:	\$375.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Compliance Inspection Fee (optional):	\$250.00
Working Capital Fund	The greater of 100% of the annual assessment or (ii) \$500.00.
Reserve Fund Contribution	\$750.00

This Management Certificate replaces and supersedes all previously filed Management Certificates for LIBERTY RANCH OF JOSEPHINE HOMEOWNERS ASSOCIATION, INC. including the Management Certificate filed of record in the Collin County real property records as Document No. 2024000084253.

EXECUTED as of October 3<sup>rd</sup>, 2024.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature):

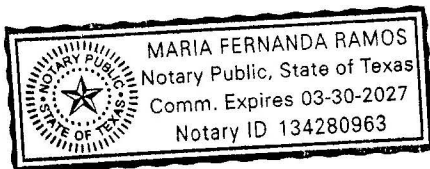
Name (printed):

Title:

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 3<sup>rd</sup> day of October, 2024, by Debra Morrison (name), the Exec VP Client Services (title) authorized agent for Vision Communities Management Incorporated.



  
Notary Public – The State of Texas

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

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

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**Instrument Number:** 2024000122612

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 03, 2024 02:56 PM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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\*\*\*\*\* 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: 2024000122612  
Receipt Number: 20241003000514  
Recorded Date/Time: October 03, 2024 02:56 PM  
User: Cathy L  
Station: Station 5

**Record and Return To:**

CSC



**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