

TEASLEY HARBOR HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Teasley Harbor Homeowners Association, Inc., certifies as to the following:

1. The name of the subdivision is:

TEASLEY HARBOR

2. The name of the association is:

TEASLEY HARBOR HOMEOWNERS ASSOCIATION, INC.

3. The recording data for the subdivision (plat) is:

Declaration of Covenants, Conditions and Restrictions **Doc. 2000-47228**

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

Resolution Setting Number of Directors	Doc. 2019-25798
Bylaws	Doc. 2006-152320
Application of Payments Policy	Doc. 2006-152320
Covenant Enforcement and Fining Policy	Doc. 2006-152320
Lawn and Landscape Maintenance and Repair Policy	Doc. 2006-152320
Articles of Incorporation	Doc. 2006-152320
Solar Device and Energy Efficient Roofing Policy	Doc. 2018-86297
Records Retention and Coping Policy	Doc. 2018-86297
Priority of Payments Policy	Doc. 2018-86297
Rainwater Harvesting System Policy	Doc. 2018-86297
Covenant Enforcement and Fining Policy	Doc. 2018-86297
Payment Plan Policy	Doc. 2018-86297
Flag Display and Flag Pole Installation Policy	Doc. 2018-86297
Policy for Display of Certain Religious Items	Doc. 2018-86297
Residential Rental Policy	Doc. 2019-25799

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

Correction Declaration of Covenants, Conditions and Restrictions	Doc. 2001-61910
First Amendment to the Bylaws	Doc. 2019-25783

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

TEASLEY HARBOR HOMEOWNERS 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://teasleyharbor.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
Seller Transfer Fee to Association:	\$100.00
Buyer Transfer Fee to Association:	\$100.00
Buyer Capital Improvement Reserve Fee:	\$100.00

EXECUTED as of 11/2, 2022. 13

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

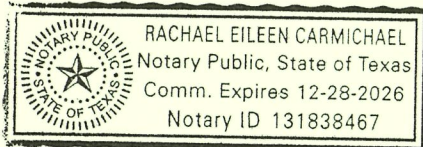
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 9 day of January, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



[Signature]
Notary Public – The State of Texas

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