


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
OF
SUNNYCREEK RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Sunnycreek Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Sunnycreek.
2. The name of the Association: Sunnycreek Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Sunnycreek, recorded under Document No. D224012949 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Sunnycreek Residential Community, Inc., c/o VCM, Inc., 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Sunnycreek Residential Community, Inc.
c/o VCM, Inc.
Mailing Address: 5757 Alpha Road, Suite 680, Dallas, Texas 75240
Attn: Amber Anderson
Telephone Number: 972-612-2303
Email Address: vcminfo@vcmtexas.com

7. Website to access the Association’s dedicatory instruments:
<https://vcmbridge.nabrnetwork.com/home.php>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00 – New Home Owner only

Reserve Fund Contribution - \$500.00 – New Home Owner and Resale Owner

Transfer Fee - \$250.00

Resale Certificate Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED TO BE EFFECTIVE as of the date this instrument is Recorded.

SUNNYCREEK RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]
Name: Justin Bosworth
Title: President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 17 day of January, 2024, by Justin Bosworth, President of Sunnycreek Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Sunnycreek, recorded under Document No. D224012949 in the Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Sunnycreek Community Manual, recorded under Document No. D224013099 in the Official Public Records of Tarrant County, Texas, as the same may be amended and supplemented from time to time.
3. Sunnycreek Adoption of Working Capital Assessment, recorded under Document No. D224013101 in the Official Public Records of Tarrant County, Texas.
4. Sunnycreek Adoption of Reserve Fund Contribution, recorded under Document No. D224013107 in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

SUNNYCREEK RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE