


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE
OF
TOWNES LANDING RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Townes Landing 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: Townes Landing.
2. The name of the Association: Townes Landing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Townes Landing, recorded in Document No. D225084205, 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: Townes Landing Residential Community, Inc., c/o Vision Communities Management, 5757 Alpha Road, Suite 680, Dallas, Texas 75240, Attn: Amber Anderson.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Townes Landing Residential Community, Inc. c/o Vision Communities Management
Mailing Address:	5757 Alpha Road, Suite 680 Dallas, Texas 75240
Attn:	Amber Anderson
Telephone Number:	972-612-2303
Email Address:	amber@vcmtexas.com

7. Website to access the Association’s dedicatory instruments:
www.towneslanding.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$375.00 for each New Home Purchase

Reserve Fund Contribution - \$375.00

Transfer Fee - \$250.00

Resale Disclosure Package - \$340.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 9th day of May, 2025.

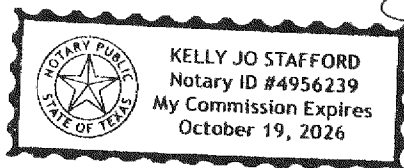
**TOWNES LANDING RESIDENTIAL COMMUNITY,
INC.,** a Texas nonprofit corporation

By: [Signature]
Printed Name: Thomas Freed
Title: President

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 9th day of May, 2025
by Thomas Freed, President of TOWNES LANDING 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
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Townes Landing, recorded in Document No. D225084205, Official Public Records of Tarrant County, Texas, as the same may be amended from time to time.
2. Townes Landing Community Manual, recorded in Document No. D225085196, Official Public Records of Tarrant County, Texas, as same may be amended and supplemented from time to time.
3. Townes Landing Adoption of Working Capital Assessment, recorded in Document No. D225085187, Official Public Records of Tarrant County, Texas.
4. Townes Landing Adoption of Reserve Fund Contribution, recorded in Document No. D225085237, Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

TOWNES LANDING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE