

**AMBERWOOD FARMS HOMEOWNER'S ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **AMBERWOOD FARMS HOMEOWNER'S ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

**AMBERWOOD FARMS**

2. The name of the association is:

**AMBERWOOD FARMS HOMEOWNER'S ASSOCIATION, INC.**

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

**AMBERWOOD FARMS PHASE ONE    Instrument No. 19000101000985130**  
**AMBERWOOD FARMS PHASE TWO    Instrument No. 19980813000888960**

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

<b>Declaration of Covenants:</b>	<b>Instrument No. 19980520000511100</b>
<b>Supplemental Declaration of Covenants:</b>	<b>Instrument No. 19991123001424370</b>
<b>Articles of Incorporation:</b>	<b>Instrument No. 20000615000623040</b>
<b>Bylaws:</b>	<b>Instrument No. 20000615000623040</b>
<b>Lot Enclosure Fence Policy:</b>	<b>Instrument No. 20000615000623040</b>
<b>Tennis Court Guidelines:</b>	<b>Instrument No. 20110610000601890</b>
<b>Accessory Building Guidelines:</b>	<b>Instrument No. 20110610000601910</b>
<b>Barn Guidelines:</b>	<b>Instrument No. 20111214001351480</b>
<b>Flag Display Guidelines:</b>	<b>Instrument No. 20000615000623040</b>
<b>Covenant Enforcement and Fining Policy:</b>	<b>Instrument No. 20220216000267960</b>
<b>Criteria for Conflicts of Interest:</b>	<b>Instrument No. 20220216000267960</b>
<b>Covenant Enforcement Hearing Policy:</b>	<b>Instrument No. 20210901001774600</b>
<b>Bid Process for Contracts over \$50,000:</b>	<b>Instrument No. 20210901001774600</b>
<b>AAC Authority Rules:</b>	<b>Instrument No. 20210901001774600</b>
<b>Religious Items Display Policy:</b>	<b>Instrument No. 20210901001774600</b>
<b>Solar Energy Devices Policy:</b>	<b>Instrument No. 20111215001355530</b>
<b>Rainwater Recovery Systems Policy:</b>	<b>Instrument No. 20111215001355510</b>
<b>Display of Flags Policy:</b>	<b>Instrument No. 20111215001355500</b>
<b>Record Production and Copying Policy:</b>	<b>Instrument No. 20111215001355490</b>
<b>Payment Plan Policy:</b>	<b>Instrument No. 20111215001355480</b>
<b>Document Retention Policy:</b>	<b>Instrument No. 20111215001355470</b>
<b>Garage Sale Policy:</b>	<b>Instrument No. 20110627000663080</b>
<b>Guidelines for Amendments to CCRs:</b>	<b>Instrument No. 20070326000397090</b>
<b>Policy for Application of Payments</b>	<b>Instrument No. 20051207001716810</b>

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

**First Amendment to the Declaration of Covenants**

**Instrument No. 20000717000746710**

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

**AMBERWOOD FARMS HOMEOWNER'S 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:

[www.vcmtexas.com](http://www.vcmtexas.com)

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

\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$175.00	Transfer Fee
\$125.00	Covenant Inspection Fee (Optional)
\$75.00	Gate and Security Set Up Fee

10. Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

EXECUTED as of \_\_\_\_\_, 2022.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature):

Rachel Dotter

Name (printed):

Rachel Dotter

Title:

Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_  
\_\_\_\_\_ (name), the \_\_\_\_\_ (title) authorized agent for Vision  
Communities Management Incorporated.

\_\_\_\_\_  
Notary Public – The State of Texas

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