

**Denton County
Juli Luke
County Clerk**

Instrument Number: 82626

ERecordings-RP

CERTIFICATE

Recorded On: July 28, 2025 08:32 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 82626
Receipt Number: 20250727000001
Recorded Date/Time: July 28, 2025 08:32 AM
User: Debra S
Station: Station 23

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

CLAIRMONT PONDER HOMEOWNERS' ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **CLAIRMONT PONDER HOMEOWNERS' ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

CLAIRMONT ESTATES

2. The name of the association is:

CLAIRMONT PONDER HOMEOWNERS' ASSOCIATION, INC.

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

Declaration of Covenants Conditions and Restrictions Doc. No. 2021-154148

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

Notice of Filing Dedicatory Instruments

Doc. No. 2021-159891

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Document Retention Policy**
- **Payment Plan Guidelines and Application of Payments Schedules**

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:

CLAIRMONT PONDER HOMEOWNERS' ASSOCIATION, INC.
c/o Vision Communities Management, LLC
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, LLC
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:

www.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:

\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$250.00	Transfer Fee to management company
\$250.00	Initial Contribution
\$250.00	Covenant Compliance Inspection Fee

EXECUTED as of July 24, 2025.

Vision Communities Management, LLC as
managing agent for the association

By (signature): [Signature]

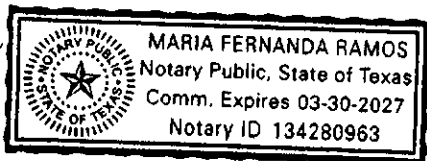
Name (printed): Christi Garcia

Title: Exec VP

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 24 day of July, 2025, by Christi Garcia (name), the Exec. VP (title) authorized agent for Vision Communities Management, LLC.



[Signature]
Notary Public - The State of Texas

After Recording, Please Return To:
CLAIRMONT PONDER HOMEOWNERS' ASSOCIATION, INC.
Vision Communities Management, LLC
5757 Alpha Road, Suite 680
Dallas, TX 75240