

**Denton County
Juli Luke
County Clerk**

Instrument Number: 67524

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: June 09, 2026 03:44 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 67524
Receipt Number: 20260609000577
Recorded Date/Time: June 09, 2026 03:44 PM
User: Calinda B
Station: Station 20

Record and Return To:

Simplifile



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

**MANAGEMENT CERTIFICATE
OF
PONDER FARMS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Ponder Farms 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: Ponder Farms.
2. The name of the Association: Ponder Farms Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Denton County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Ponder Farms, recorded in Document No. 2026-67411, Official Public Records of Denton 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: Ponder Farms Residential Community, Inc., c/o Vision Communities Management, 6111 W. Plano Parkway, Suite 1000, Plano, Texas 75093, Attn: Christi Garcia.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Ponder Farms Residential Community, Inc. c/o Vision Communities Management
Mailing Address:	6111 W. Plano Parkway, Suite 1000 Plano, Texas 75093
Attn:	Christi Garcia
Telephone Number:	972-612-2303
Email Address:	<u>christi@vcmtexas.com</u>

7. Website to access the Association’s dedicatory instruments:
<https://vcmtexas.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 - \$500.00

Transfer Fee - \$175.00

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]

This Certificate is effective as of the 9 day of June, 2026.

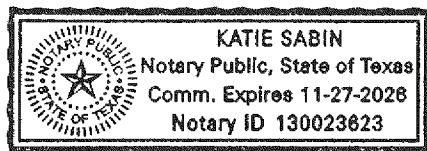
PONDER FARMS RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

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

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 9 day of June, 2026, by Justin Bosworth, President of PONDER FARMS 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 Ponder Farms, recorded in Document No. 2026-67411, Official Public Records of Denton County, Texas, as the same may be amended from time to time.
2. Ponder Farms Community Manual, recorded in Document No. 2026-67499, Official Public Records of Denton County, Texas, as same may be amended and supplemented from time to time.
3. Ponder Farms Adoption of Working Capital Assessment, recorded in Document No. 2026-67492 Official Public Records of Denton County, Texas.
4. Ponder Farms Adoption of Reserve Fund Contribution, recorded in Document No. 2026-67502, Official Public Records of Denton County, Texas.

ATTACHMENT 1

PONDER FARMS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE