

Management Certificate

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of April 1, 2023 by Vistas of Coppell Homeowners Association, Inc., a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Vistas of Coppell has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Vistas of Coppell filed of record on or about October 18, 1997 (the "Declaration") and recorded at Volume 98044, Page 5610 *et seq.* in the Real Property Records of Dallas County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Vistas of Coppell.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Vistas of Coppell.
2. Name of the Association. The name of the Association is Vistas of Coppell Homeowners Association, Inc. and is located at Dallas County, Texas. The mailing address for the Association is 4Sight Property Management, 4760 Preston Rd., Suite 244-PMB 238, Frisco, TX 75034.
3. Recording Data for the Subdivision. The Declaration, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Dallas County Clerk's office.
4. Recording Data for the Declaration. The Declaration for the Association was filed on or about October 18, 1997 (the "Declaration") and recorded at Volume 98044, Page 5610 *et seq.* in the Real Property Records of Dallas County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.
5. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

4Sight Property Management
4760 Preston Rd, Suite 244-238
Frisco, TX 75034


6. Manager of the Association. The telephone number for the manager of the Association is (469) 287-8583 and the email address for the manager of the Association is HOAinformation@4SightPM.com.
7. Website for the Association. The website for the Association is <https://www.vistasofcoppell.com/>

8. Resale Certificates: Resale Certificates may be requested by contacting 4Sight Property Management at (469) 287-8583. The cost of a Resale Certificate is \$375.00. The cost for a rush fee is \$150. The cost for a change fee is \$75. The cost of a transfer fee is \$175.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

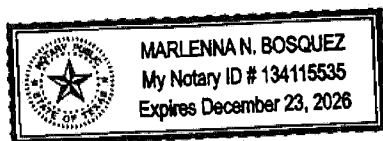
Vistas of Coppell Homeowners Association, Inc., a Texas non-profit corporation

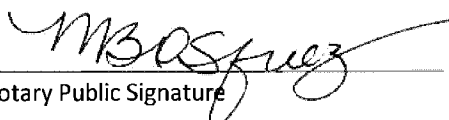
By: 
Authorized Representative for
Vistas of Coppell Homeowners Association, Inc.

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 25th day of April, 2023 by Todd Eschwend, Authorized Representative for Vistas of Coppell Homeowners Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202300080569

eRecording - Real Property

Recorded On: April 26, 2023 09:38 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* 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: 202300080569
Receipt Number: 20230426000200
Recorded Date/Time: April 26, 2023 09:38 AM
User: Kevin T
Station: CC18

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", located to the right of the printed name and title.