

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2025-0003922 -
Filed and Recorded - Real Records

MANAGEMENT CERTIFICATE

Grantor: SANDSTONE ESTATES

Pages: 4

Recorded On: 03/27/2025 10:58 AM

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Do Not Destroy**

Recorded On:	03/27/2025 10:58 AM	Notes:
Document Number:	2025-0003922	
Receipt Number:	R254201	
Amount:	\$23.00	
Recorded By:	Ingeo	

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.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To:



SANDSTONE ESTATES HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - HOOD COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **SANDSTONE ESTATES HOMEOWNERS ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

SANDSTONE ESTATES

2. The name of the association is:

SANDSTONE ESTATES HOMEOWNERS ASSOCIATION

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

Sandstone Estates Plat Phase 1 and Phase 2	Doc. P-792
Sandstone Estates Plat Phase 3B	Doc. P-1010

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

Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sandstone Estates	Doc. 2023-0010809
Adoption of Working Capital Assessment	Doc. 2023-0014074
Sandstone Estates Bylaws	Doc. 2022-0015664
Payment Plan Policy	Doc. 2022-0015664
Records Retention Policy	Doc. 2022-0015664
Records Production Policy	Doc. 2022-0015664

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

First Amendment to Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sandstone Estates	Doc. 2025-0002847
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6. The mailing address for the association is as follows:

SANDSTONE ESTATES HOMEOWNERS ASSOCIATION
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:

<https://vcmtexas.com/> Follow the "Find My Community" Link

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

Initial Working Capital Assessment:	\$500.00
Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Covenant Inspection Fee	\$250.00

This Management Certificate amends and replaces all previously filed management certificates, including those management certificates in the Hood County real property records.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

EXECUTED as of March 27, 2025.

Vision Communities Management, LLC as
managing agent for the association

By (signature): [Handwritten Signature]

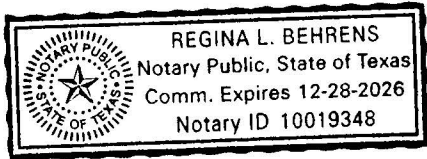
Name (printed): Cristi Garcia

Title: Executive VP

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 27th day of March, 2025, by Cristi Garcia (name), the Exec VP (title) authorized agent for Vision Communities Management, LLC.



Regina L. Behrens
Notary Public - The State of Texas

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