

The Management Certificate for the Association was recorded with the County, in compliance with the Texas Property Code, and the Clerk's file number and/or document number for the Recording Data for Restrictions should be searched with and without any alpha letter to ensure that the correct recorded information is pulled for the Association.

If you have any questions, contact our customer service at 214-368-4030 or at NTXcustomercare@associa.us.

Valley Ranch Vistas Phase I & II Owners Association MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Valley Ranch Vistas Phase I & II Owners Association** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Valley Ranch Vistas Phase I & II Owners Association

Name of the Association: Valley Ranch Vistas Phase I & II Owners Association

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in DALLAS County, Texas, as follows;

- (a) Valley Ranch Vistas Phase I & II Owners Association, recorded under Film Code No. 200302188617, along with any supplements or replats thereof;
- (b) Valley Ranch Vistas Phase I & II Owners Association, recorded under Film Code No. 200402987929, along with any supplements or replats thereof;

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of DALLAS County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Valley Ranch Vistas Phase I & II Owners Association under Dallas County Clerks File no. D200302254957
- (b) Notice of Filing of Dedicatory Instruments for Valley Ranch Vistas Phase I & II Owners Association under Dallas County Clerks File no. D201700216482

Name and Mailing Address of the Association

Valley Ranch Vistas Phase I & II Owners Association
c/o Principal Management Group of North Texas
801 E. Campbell Rd #620
Richardson, TX 75081

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of North Texas
801 E. Campbell Rd #620
Richardson, TX 75081
214-368-4030
NTXcustomer@associa.us

Website Address of the Association

www.townsq.io
www.valleyranchvista.previews.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$45
Resale Certificate: \$375
Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$120 for 3 day expedite

Executed on this the 22 day of April, 2022

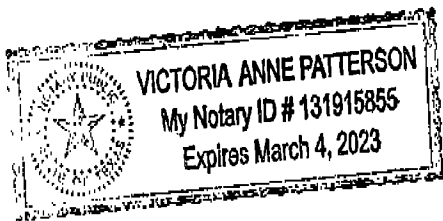
Valley Ranch Vistas Phase I & II Owners Association, acting by and through its managing agent, Principal Management Group of North Texas



Mark Southall, Branch President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 22 day of April, 2022 by Mark Southall, Branch President with Principal Management Group of North Texas, the managing agent for **Valley Ranch Vistas Phase I & II Owners Association**, a Texas nonprofit corporation, on behalf of such corporation.





Notary Public, State of Texas

When recorded return to:
Principal Management Group of North Texas
801 E. Campbell Rd #620
Richardson, TX 75081

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

Instrument Number: 202200135334

eRecording - Real Property

Recorded On: May 13, 2022 08:28 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: 202200135334

Receipt Number: 20220512000921

Recorded Date/Time: May 13, 2022 08:28 AM

User: Detrick R

Station: CC24

Record and Return To:

CSC Global



**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