

MALAGA FOREST HOMEOWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE - MONTGOMERY COUNTY

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

1. The name of the subdivision is:

MALAGA FOREST

2. The name of the association is:

MALAGA FOREST HOMEOWNERS ASSOCIATION, INC.

3. The recording data for the subdivision is:

Malaga Forest Plat
Malaga Forest Replat

Doc. 2004017235
Doc. 2008043912

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

Declaration of Covenants, Conditions and Restrictions	Doc. 2004118409
Bylaws	Doc. 2014109706
Swimming Pool Enclosure Policy	Doc. 2021175186
Large Contract Bid Solicitation Policy	Doc. 2021175187
Security Measures Policy	Doc. 2021175188
Deed Restriction Violation Hearing Policy	Doc. 2021175190
Religious Display Policy	Doc. 2021175192
Fine Policy	Doc. 2019015125
Utility Easement Dedication	Doc. 2004026250

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

First Amended Declaration of Covenants	Doc. 2005035152
Third Amended Declaration of Covenants	Doc. 2013042840
Fourth Amendment to the Declaration of Covenants	Doc. 2014109703
Fifth Amendment to the Declaration of Covenants	Doc. 2019015196

6. The mailing address for the association is as follows:

MALAGA FOREST HOMEOWNERS ASSOCIATION, INC.
c/o Vision Communities Management Incorporated
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 Incorporated
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://malagaforest.nabrnetwork.com>

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

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Covenant Compliance Inspection fee:	\$200.00
Transfer Fee to management company:	\$250.00
Working Capital Assessment:	Working capital amount equal to 2/12ths of the Annual Assessment then in effect collected from each Owner who acquires title to his Lot from the Declarant.

10. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED as of 3/28, 2023.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 28 day of March, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.

Tamisha Alford
Notary Public – The State of Texas

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

