

THE HIGHLANDS AT CHAPEL CREEK HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE – TARRANT COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, The Highlands at Chapel Creek Homeowners Association, certifies as to the following:

1. The name of the subdivision is:

THE HIGHLANDS AT CHAPEL CREEK

2. The name of the association is:

THE HIGHLANDS AT CHAPEL CREEK HOMEOWNERS ASSOCIATION

3. The recording data for the subdivision is:

Final Plat of Chapel Creek, Phase 1

D218113596

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

Declaration of Covenants, Conditions and Restrictions

D218200331

Owners Manual of Rules and Regulations

D218200339

Bylaws

D218200340

Governance Policy Book

D218200341

Articles of Incorporation

D218210488

Covenant Enforcement and Fining Policy

D219270668

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

Used Home Sale Fee Amendment to the Declaration

D218267971

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

THE HIGHLANDS AT CHAPEL CREEK HOMEOWNERS ASSOCIATION

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://highlandsofchapelcreek.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
Transfer Fee to management company:	\$250.00
New Home Sale Operating Fee:	\$250.00
New Home Sale Reserve Fee:	\$250.00
Home Resale Fee:	the greater of (a) \$500 or (b) the equivalent of the full annual amount of the regular assessment (aka the "annual assessment").

EXECUTED as of 9/28, 2022.

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 28th day of September, 2022, 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
5757 Alpha Road, Suite 680
Dallas, TX 75240

