

**MANAGEMENT CERTIFICATE
OF
NORTHWEST PASSAGE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Northwest Passage Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Northwest Passage.
2. The name of the Association: Northwest Passage Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Midland County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Northwest Passage, recorded as Document No. 2023-9901 in the Official Public Records of Midland County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Northwest Passage Residential Community, Inc., c/o VCM, Inc., 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Northwest Passage Residential Community, Inc.
c/o VCM, Inc.
Mailing Address: 5757 Alpha Road, Suite 680, Dallas, Texas 75240
Attn: Amber Anderson
Telephone Number: 972-612-2303
Email Address: vcminfo@vcmtexas.com

7. Website to access the Association’s dedicatory instruments:
<https://vcmbridge.nabrnetwork.com/home.php>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00 – New Home Owner only

Reserve Fund Contribution - \$500.00 – New Home Owner and Resale Owner

Transfer Fee - \$250.00

Resale Certificate Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

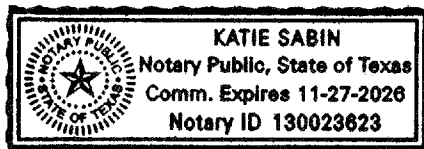
**NORTHWEST PASSAGE RESIDENTIAL
COMMUNITY, INC.,**
a Texas nonprofit corporation

By: [Signature]
Name: Justin Bosworth
Title: Vice President

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 21 day of April,
2023 by Justin Bosworth, the Vice President of Northwest Passage Residential Community,
Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Northwest Passage, recorded as Document No. 2023-9901 in the Official Public Records of Midland County, Texas, as the same may be amended from time to time.
2. Northwest Passage Community Manual, recorded as Document No. 2023-9936 in the Official Public Records of Midland County, Texas, as the same may be amended and supplemented from time to time.
3. Northwest Passage Adoption of Working Capital Assessment, recorded as Document No. 2023-9934 in the Official Public Records of Midland County, Texas.
4. Northwest Passage Adoption of Reserve Fund Contribution, recorded as Document No. 2023-9935 in the Official Public Records of Midland County, Texas.

ATTACHMENT 1

NORTHWEST PASSAGE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**Midland County
Alison Haley
Midland County
Clerk**

Instrument Number: 9947

eRecording - Real Property

Recorded On: April 28, 2023 01:23 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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.

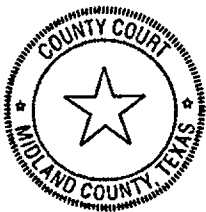
File Information:

Document Number: 9947
Receipt Number: 20230428000096
Recorded Date/Time: April 28, 2023 01:23 PM
User: Cristella G
Station: cc10295

Record and Return To:

Simplifile

TX



**STATE OF TEXAS
COUNTY OF MIDLAND**

**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 Midland County, Texas.**

Alison Haley
Midland County Clerk
Midland County, TX