

APPLEWOOD RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE - BEXAR COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **Applewood Residential Community, Inc.**, certifies as to the following:

1. The name of the subdivision is:

APPLEWOOD

2. The name of the association is:

Applewood Residential Community, Inc.

3. The recording data for the subdivision is:

**Declaration of Terms, Conditions, Easements, Restrictions,
and Protective Covenants**

Doc. 20200309564

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

**Adoption of Working Capital Assessment
Community Manual**

Doc. 20200315752

Notice of Plat Recordation

Doc. 20200315755

Restrictive Covenant Agreement

Doc. 20200315753

Notice of Withdrawal of Land

Doc. 20210060826

Adoption of Architectural Review Fee

Doc. 20210060828

Community Enhancement Covenant

Doc. 20210139421

Notice of Applicability

Doc. 20220062706

Development Area Declaration (Residential)

Doc. 20220063019

Notice of Applicability (Residential FR)

Doc. 20220126135

Common Area Events – Photo Policy

Doc. 20220126135

Social Media Policy

Doc. 20230003505

Doc. 20230003504

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

**Amended and Restated Adoption of
Working Capital Assessment**

Doc. 20210007267

First Supplement to Community Manual

Doc. 20210251706

Amended and Restated Community Manual

Doc. 20220062705

Amended and Restated Master Covenant

Doc. 20220062707

**Second Amended and Restated Adoption of
Working Capital Assessment**

Doc. 20220062708

Second Amended and Restated Master Covenant

Doc. 20220122249

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

APPLEWOOD RESIDENTIAL COMMUNITY, 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://applewoodra.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:	\$175.00
Working Capital Assessment:	\$500.00
Community Enhancement Fee:	As defined in the Community Enhancement Covenant, Transfer Price multiplied by one fourth of one percent (0.25%).

EXECUTED as of 2 / 23, 2023.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

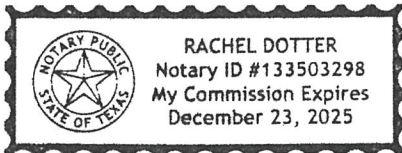
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 23 day of February, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter
Notary Public – The State of Texas

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