

**ARCADIA TRAILS HOMEOWNERS' ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - DALLAS COUNTY**

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

1. The name of the subdivision is:

**ARCADIA TRAILS**

2. The name of the association is:

**ARCADIA TRAILS HOMEOWNERS' ASSOCIATION, INC.**

3. The recording data for the subdivision (plat) is:

**Arcadia Trails Phase 1 Plat**

**Doc. 202200177146**

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

**Declaration of Covenants, Conditions and Restrictions**

**Doc. 202200195773**

**Notice of Filing Dedicatory Instruments**

**Doc. 202200204869**

- **Certificate of Formation**
- **Bylaws**
- **Records Production and Copying Policy**
- **Document Retention Policy**
- **Payment Plan Guidelines and Application of Payments Schedule**
- **Collection Policy**
- **Fining Policy**

**Notice of Filing Dedicatory Instruments**

**Doc. 202300055520**

- **Large Contract Bid Solicitation Policy**
- **Religious Display Policy**
- **Security Measures Policy**

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

**N/A**

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

**ARCADIA TRAILS 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://arcadiatrails.nabrnetwork.com>

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

Resale Certificate:	\$350.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$200.00
Initial Contribution:	\$500.00

EXECUTED as of 3/23, 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 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**

