

THE TRAILS AT RIVERSTONE COMMUNITY, INC.
MANAGEMENT CERTIFICATE - COLLIN COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, The Trails at Riverstone Community, Inc., certifies as to the following:

1. The name of the subdivision is:

THE TRAILS AT RIVERSTONE

2. The name of the association is:

THE TRAILS AT RIVERSTONE COMMUNITY, INC.

3. The recording data for the subdivision is:

Declaration of Covenants, Conditions, and Restrictions Doc. 20170405000433160

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

Community Manual	Doc. 20170411000461530
Adoption of Working Capital Assessment	Doc. 20170412000466870
Architectural Review Committee Policy	Doc. 20210909001838770
Contract for Services Bidding & RFP Policy	Doc. 20210909001838820
Religious Display Policy	Doc. 20210909001838830
Security Measures Policy	Doc. 20210909001838870
Swimming Pool Enclosure Policy	Doc. 20210909001838880
Collection Policy	Doc. 20210909001838890

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

Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions (Phase 2)	Doc. 20170721000957550
First Amendment to Declaration of Covenants, Conditions, and Restrictions	Doc. 20171129001581240
Second Amendment to Declaration of Covenants, Conditions, and Restrictions	Doc. 20180308000285890
Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions (Phases 3-5)	Doc. 20180312000300060

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

THE TRAILS AT RIVERSTONE 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://tannersmill.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 Fee:	\$750.00
Home Resale Fee:	\$750.00

EXECUTED as of 12/26, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

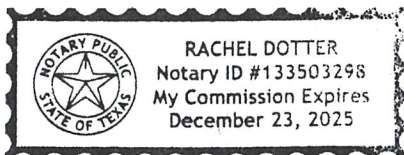
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 26th day of December, 2022, 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
5757 Alpha Road, Suite 680
Dallas, TX 75240