

THE CANOPIES RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE – MONTGOMERY COUNTY

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

1. The name of the subdivision is:

THE CANOPIES

2. The name of the association is:

THE CANOPIES RESIDENTIAL COMMUNITY, INC.

3. The recording data for the subdivision is:

All that certain real property located in Montgomery County, Texas, made subject to that certain The Canopies Master Covenant [Residential] recorded under Document No. 2023041210 in the Official Public Records of Montgomery County, Texas, as amended (the “Covenant”), by the Recording of one or more Notices of Applicability.

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

The Canopies Master Covenant [Residential] recorded under Document No. 2023041210 in the Official Public Records of Montgomery County, Texas.

The Canopies Development Area Declaration [Residential], recorded as Document No. 2023041348, Official Public Records of Montgomery County, Texas.

The Canopies Community Manual recorded as Document No. 2023043607, Official Public Records of Montgomery County, Texas.

The Canopies First Supplement to Community Manual. recorded as Document No. 2023120295, Official Public Records of Montgomery County, Texas.

The Canopies Community Enhancement Covenant [Residential] recorded as Document No. 2023043602, Official Public Records of Montgomery County, Texas.

The Canopies Adoption of Working Capital Assessment. recorded as Document No. 2023041347, Official Public Records of Montgomery County, Texas.

The Canopies Notice of Applicability [Residential] [Sections 5 & 6]. recorded as Document No. 2023054800, Official Public Records of Montgomery County,

Texas.

The Canopies Notice of Applicability [Residential] [Sections 7 & 8], recorded as Document No. 2024055180, Official Public Records of Montgomery County, Texas.

The Canopies Notice of Withdrawal of Land, recorded as Document No. 2023075672, Official Public Records of Montgomery County, Texas.

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:

THE CANOPIES RESIDENTIAL COMMUNITY, INC.
c/o Vision Communities Management, LLC
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, LLC
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:

www.vcmtexas.com and follow the "Find My Community" link

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 Management Company:	\$250.00
Covenant Compliance Inspection Fee:	\$250.00
Working Capital Assessment:	\$750.00
Community Enhancement Fee:	0.25% of the Transfer Price (as defined in the Community

Enhancement Covenant, recorded in the Official Public Records of Montgomery County, Texas).

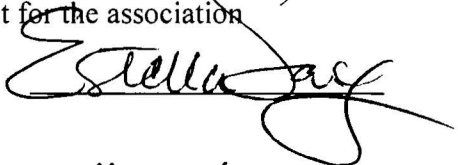
This Management Certificate amends and replaces all previously filed management certificates, including those management certificates in the Montgomery County real property records.

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report every piece of information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

EXECUTED as of 7/29, 2025.

Vision Communities Management, LLC as managing agent for the association

By (signature):



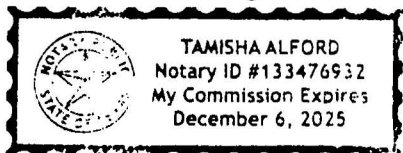
Name (printed): Estella Sanchez

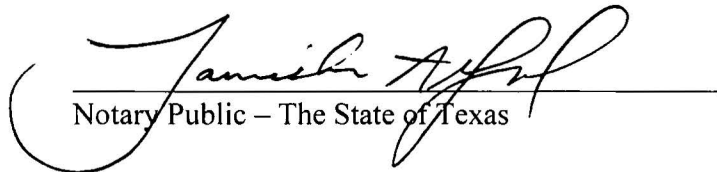
Title: Transition and Development Coordinator

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 29 day of July, 2025, by Estella Sanchez (name), the Coordinator (title) authorized agent for Vision Communities Management, LLC.




Notary Public – The State of Texas

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

E-FILED FOR RECORD

08/04/2025 09:11AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

08/04/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas