

RYAN MEADOWS OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **RYAN MEADOWS OWNERS ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

RYAN MEADOWS

2. The name of the association is:

RYAN MEADOWS OWNERS ASSOCIATION

3. The recording data for the subdivision is:

Plat Phase I

Doc. 2016-243

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

Declaration of Covenants, Conditions, and Restrictions

Doc. 2017-48225

Owners Manual of Rules & Regs

Doc. 2017-48223

Bylaws

Doc. 2017-48224

Governance Policy Book

Doc. 2017-48226

Articles of Incorporation

Doc. 2017-54011

Covenant Enforcement and Fining Policy

Doc. 2019-89195

Rental Policy

Doc. 2022-32663

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

Supplemental Declaration of Annexation for Phase 2

Doc. 2017-93146

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

RYAN MEADOWS OWNERS ASSOCIATION

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://ryanmeadows.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
Home Resale Fee to Reserve Fund:	One-half the annual regular assessment
New Home Sale Fee:	\$250.00 to reserve fund
	\$250.00 to operating fund

EXECUTED as of 2/24, 2023.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

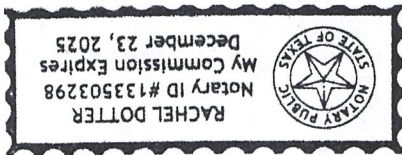
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 24 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