

EDGESTONE AT LEGACY HOMEOWNER'S ASSOCIATION
MANAGEMENT CERTIFICATE - DENTON COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, Edgestone at Legacy Homeowner's Association, certifies as to the following:

1. The name of the subdivision is:

EDGESTONE

2. The name of the association is:

Edgestone at Legacy Homeowner's Association

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

Declaration of Covenants, Conditions and Restrictions

Doc. 2016-160922

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

Certificate of Formation

Doc. 2016-139320

Bylaws

Doc. 2016-160921

Display of Religious Items Policy

Doc. 2018-129693

Certificate of Dedicatory Instruments

Doc. 2017-145465

Solar Device and Energy Efficient Roofing Policy

Doc. 2018-129694

Guideline for Flag Display and Flag Pole Installation Policy

Doc. 2018-129696

Payment Plan Policy

Doc. 2018-129698

Priority of Payment Policy

Doc. 2018-129699

Covenant Enforcement and Fine Policy

Doc. 2018-129700

Records Retention and Copying Policy

Doc. 2018-129703

Pool Rules

Doc. 2019-44995

Rental Policy

Doc. 2022- 120417

Fine Policy

Doc. 2022- 120417

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

Amended and Restated Certificate of Formation

Doc. 2016-139320

Amended and Restated Bylaws

Doc. 2017-8966

First Amendment to Declaration of Covenants

Doc. 2017-48018

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

EDGESTONE HOMEOWNERS 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://edgestoneatlegacy.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
Initiation Fee:	\$450.00
Capital Contribution Fee:	\$350.00

EXECUTED as of 1/18, 2023.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): S. Baldwin

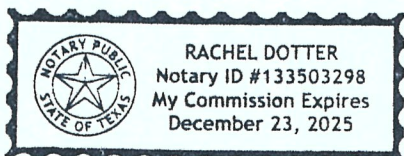
Name (printed): SHANNON BROWN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 18th day of January, 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