

**MANAGEMENT CERTIFICATE
OF
DEER MEADOWS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Deer Meadows Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Deer Meadows.
2. The name of the Association: Deer Meadows Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Midland County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Deer Meadows, recorded in Document No. 2026-4426, Official Public Records of Midland County, Texas, as the same may be amended from time to time (the “**Declaration**”).

4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.

5. The name and mailing address of the Association: Deer Meadows Residential Community, Inc., c/o Vision Communities Management, 6111 W. Plano Parkway, Suite 1000, Plano, Texas 75093, Attn: Amber Anderson.

6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Deer Meadows Residential Community, Inc.
c/o Vision Communities Management

Mailing Address: 6111 W. Plano Parkway, Suite 1000
Plano, Texas 75093

Attn: Amber Anderson

Telephone Number: 972-612-2303

Email Address: amber@vcmtexas.com

7. Website to access the Association’s dedicatory instruments:
<https://vcmtexas.com/>

8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Reserve Fund Contribution - \$500.00

Transfer Fee - \$250.00

Resale Disclosure Package - \$340.00

Developer Fee - \$175.00

Covenant Inspection Fee (for Resale only upon request by Seller or Purchaser) - \$200.00 (upon request)

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Deer Meadows, recorded in Document No. 2026-4426, Official Public Records of Midland County, Texas, as the same may be amended from time to time.
2. Deer Meadows Community Manual, recorded in Document No. 2026-4730, Official Public Records of Midland County, Texas, as same may be amended and supplemented from time to time.
3. Deer Meadows Adoption of Working Capital Assessment, recorded in Document No. 2026-4728, Official Public Records of Midland County, Texas.
4. Deer Meadows Adoption of Reserve Fund Contribution, recorded in Document No. 2026-4729, Official Public Records of Midland County, Texas.
5. Notice of Plat Recordation for Deer Meadows [Phase 1], recorded in Document No. 2026-4731, Official Public Records of Midland County, Texas.

ATTACHMENT 1

DEER MEADOWS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**Midland County
Alison Haley
Midland County
Clerk**

Instrument Number: 4742

eRecording - Real Property

Recorded On: February 24, 2026 01:25 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 4742
Receipt Number: 20260224000098
Recorded Date/Time: February 24, 2026 01:25 PM
User: Shauna P
Station: cc13413

Record and Return To:

Simplifile

TX



**STATE OF TEXAS
COUNTY OF MIDLAND**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Midland County, Texas.

Alison Haley
Midland County Clerk
Midland County, TX

Alison Haley