

TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC. MANAGEMENT
CERTIFICATE - COLLIN COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

TURNBRIDGE MANOR

2. The name of the association is:

TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.

3. The recording data for the subdivision is:

Turnbridge Manor Phase One Plat	20011219001636360
Turnbridge Manor Phase Two Plat	20011219001636360

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

Declaration of Covenants, Conditions, and Restrictions	20011219001636360
Articles of Incorporation	20011219001636360
Bylaws	20011219001636360
Architectural and Design Guidelines	20081125001365630
Collection Policy	20200427000603600
Alternative Payment Schedule Guidelines	20111214001347080
Priority of Payments Policy	20111214001347090
Document Retention Policy	20111214001347100
Records Production and Copying Policy	20111214001347110
Enforcement and Fining Policy	20151016001310200
Leasing and Rental of Properties Policy	20180517000604450
Architectural Control Committee Request Policy	20191024001339940
Rules and Regulation Concerning Use of Pond	20211025002172610

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

First Amendment to the Bylaws	20191120001476600
Amendment to Architectural and Design Guidelines	20200423000587740

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

TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, 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://turnbridgemanor.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
Working Capital Contribution	\$200.00

EXECUTED as of _____, 2022.

Vision Communities Management
Incorporated as managing agent for the
association

By (signature): _____

Name (printed): _____

Title: _____

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the ____ day of _____, 2022, by _____
_____ (name), the _____ (title) authorized agent for Vision
Communities Management Incorporated.

Notary Public – The State of Texas

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