Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2023-0014796 -
Filed and Recorded - Real Records

SANDSTONE ESTATES HOMEOWNERS ASSOCIATION

Grantor: SANDSTONE ESTATES HOA

Pages: 4

Recorded On: 11/09/2023 09:48 AM

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Recorded On:	11/09/2023 09:48 AM
Document Number:	2023-0014796
Receipt Number:	R2316299
Amount:	$29.00
Recorded By:	Ingeo

Notes:

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.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas

Katie Lang
County Clerk
Hood County, Texas

Return To:

SANDSTONE ESTATES HOMEOWNERS ASSOCIATION
MANAGEMENT CERTIFICATE - HOOD COUNTY

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **SANDSTONE ESTATES HOMEOWNERS ASSOCIATION**, certifies as to the following:

1. The name of the subdivision is:

   SANDSTONE ESTATES

2. The name of the association is:

   SANDSTONE ESTATES HOMEOWNERS ASSOCIATION

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

Sandstone Estates Plat Phase 1 and Phase 2	**Doc. P-792**

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

Declaration of Covenants, Conditions, and Restrictions For Sandstone Estates	**Doc. 2021-0004793**
Adoption of Working Capital Assessment	**Doc. 2023-0014074**
Sandstone Estates Bylaws	**Doc. 2022-0015664**
Payment Plan Policy	**Doc. 2022-0015664**
Records Retention Policy	**Doc. 2022-0015664**
Records Production Policy	**Doc. 2022-0015664**

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

First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sandstone Estates	**Doc. 2022-0010218**
First Amendment to First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sandstone Estates	**Doc. 2023-0006509**
Second Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sandstone Estates	**Doc. 2023-0010809**

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

   SANDSTONE ESTATES 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://vcmtexas.com/

9. The following fees are charged by the association relating to a transfer of property within the association:

Initial Working Capital Assessment:	$500.00
Resale Certificate:	$340.00
Statement of Account:	$50.00
Refinance Certificate:	$50.00
Transfer Fee to management company:	$250.00
Covenant Inspection Fee (optional)	$200.00

EXECUTED as of 11/8, 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 Denton §

This instrument was acknowledged before me on the 8th day of November, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.

MARIA FERNANDA RAMOS
Notary Public, State of Texas
Comm. Expires 03-30-2027
Notary ID 134280963

Notary Public – The State of Texas

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