

2024027411
06/27/2024 11:59AM

MANAGEMENT CERTIFICATE FOR
ROSEWOOD SPRINGS HOMEOWNERS' ASSOCIATION, INC.
A Subdivision in Temple, Bell County, Texas

This Management Certificate is recorded pursuant to Chapter 209.004 of the Texas Property Code, and is as follows:

A. **Subdivision Name:** Rosewood Springs

B. **Association Name:** Rosewood Springs Homeowners' Association, Inc.

C. **Subdivision Recording Data:** Dedication of Rosewood Springs filed as **DOC # 2021039491** of the Official Public Records of Bell County, Texas.

D. **Governing Documents:**

1. **By-Laws** of Rosewood Springs Homeowners' Association, Inc., filed as **DOC #2022041609** of the Official Public Records of Bell County, Texas.
2. **Guidelines for Alternative Payment Plans** of Rosewood Springs Homeowners' Association, Inc., (Filed as part of the Notice of Dedicatory Instruments under **DOC #2022041609**) of the Official Public Records of Bell County, Texas.
3. **Records Production and Copying Policy** of Rosewood Springs Homeowners' Association, Inc., (Filed as part of the Notice of Dedicatory Instruments under **DOC #2022041609** of the Official Public Records of Bell County, Texas.
4. **Document Retention Policy** of Rosewood Springs Homeowners' Association, Inc., (Filed as part of the Notice of Dedicatory Instruments under **DOC #2022041609** of the Official Public Records of Bell County, Texas.
5. **Declaration of Covenants, Conditions and Restrictions** to Rosewood Springs filed as **DOC #2021047270** of the Official Public Records of Bell County, Texas.
6. **First Amendment to the Declaration** of Rosewood Springs Homeowners' Association, Inc., filed as **DOC #2022065712** of the Official Public Records of Bell County, Texas.
7. **Second Amendment to the Declaration** of Rosewood Springs Homeowners' Association, Inc., filed as **DOC #2024017416** of the Official Public Records of Bell County, Texas.

E. **Mailing Address, Website, and Contact Information for the Association and the Managing Agent:**

Colby Property Management
205 Paloma Drive
Temple, Texas 76502
254.760.0665

Manager@ColbyHOA.com

www.RosewoodSpringsHOA.com

F. **Fees Related to a Property Transfer:**

Resale Certificate Fee - \$250.00

Transfer Fee - \$175.00

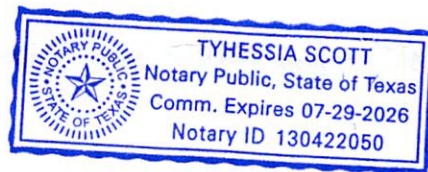
Membership Assessment - \$250.00

By: Brooke L. Wesby
Brooke Wesby, Managing Agent

ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged and signed before me on November 1, 2022, by Brooke Wesby, in her capacity as the Managing Agent of **ROSEWOOD SPRINGS HOMEOWNERS' ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

Tyhecia Scott
Notary Public



AFTER RECORDING RETURN TO:
Colby Property Management
Rosewood Springs HOA, Inc.
205 Paloma Drive
Temple Texas, 76502



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2024027411

**As
CERTIFICATE**

Recorded On: June 27, 2024

Parties: ROSEWOOD SPRINGS HOMEOWNERS' ASSOCIATION INC

To ROSEWOOD SPRINGS

Comment:

Billable Pages: 2

Number of Pages: 3

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

| | |
|--------------------|----------------|
| CLERKS RMF: | \$5.00 |
| RECORDING: | \$9.00 |
| Total Fees: | \$14.00 |

******* DO NOT REMOVE. 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

Instrument Number: 2024027411

Receipt Number: 410331

Recorded Date/Time: 06/27/2024 11:59:32 AM

User / Station: fosterk - BCCCD0735

Record and Return To:

COLBY PROPERTY MANAGEMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

**Shelley Coston
Bell County Clerk**