

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
HULEN BEND ESTATES**

**STATE OF TEXAS**

§

**COUNTY OF TARRANT**

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**KNOW ALL MEN BY THESE PRESENTS:**

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Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owners' association hereby records this Property Owners Association Management Certificate for HuBend Estates Homeowners Association, Inc.

1. The name of the subdivision is Hulen Bend Estates.
2. The name of the association is HuBend Estates Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

**Subdivision**

**Recording Data**

Phase I

Plat recorded December 1, 1995, as  
Document No. D195218197, Volume  
1995A, Page 2587, Plat Records, Tarrant  
County, Texas

Phase IA

Plat recorded November 7, 1997, as  
Document No. D197208493, Volume  
1997A, Page 3850, Plat Records, Tarrant  
County, Texas

Amended Final Plat Phase 1A recorded on  
December 19, 1997, as Document No.  
197234157, Volume 1997A, Page 3949, Plat  
Records, Tarrant County, Texas

Final amended plat Phase 1A recorded on  
December 4, 1998, as Document No.  
D198022596, Volume P1998-13067, Page  
206, Plat Records, Tarrant County, Texas

Phase 2

Plat recorded on November 30, 1998, as  
Document No. 198277832, Volume 1998A,  
Page 4668, Plat Records, Tarrant County,  
Texas

4. The recording data for the declaration and any amendments to the declaration is as follows:

Declaration of Covenants, Conditions and Restrictions for Hulen Bend Estates recorded on or about December 14, 1995, as Volume 12200, Page 1504 *et seq.* of the Real Property Records of Tarrant County, Texas.

Supplemental Declaration No. 1 for Hulen Bend Estates recorded on or about June 30, 1998, as Document No. D198142833 of the Real Property Records, Tarrant County, Texas

5. The name and mailing address of the association:

HuBend Estates Homeowners Association, Inc.  
c/o RealManage, LLC  
P. O. Box 803555  
Dallas, Texas 75380

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Avery Guess, Assistant Community Association Manager  
RealManage, LLC  
P. O. Box 803555  
Dallas, Texas 75380  
866-473-2573  
[HUBESTAT@CiraMail.com](mailto:HUBESTAT@CiraMail.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

[www.ciranet.com/residentportal](http://www.ciranet.com/residentportal)

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate	\$ 375.00
Conveyance/Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Statement of Account	\$ 295.00

9. Other information the Association considers appropriate:

Resale Certificates are requested via the RealManage Closing Portal at [www.realmanage.com/closingportal](http://www.realmanage.com/closingportal)

IN WITNESS WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 18 day of February, 2025.

**HUBEND ESTATES HOMEOWNERS  
ASSOCIATION, INC.,** a Texas non-profit corporation

By: [Signature]

Printed Name: Crystal Avendaño

Title: Director of Association Mgmt

**ACKNOWLEDGMENT**

STATE OF TEXAS     §  
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COUNTY OF TARRANT §

This instrument was acknowledged before me on the 18 day of February, 2025, by Avendaño, Crystal of HuBend Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



[Signature]  
Notary Public in and for the State of Texas

My Commission Expires: 6/20/2027