

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**for**  
**BGR PROPERTY OWNERS ASSOCIATION**

**STATE OF TEXAS**                   §  
                                              §  
**COUNTY OF BANDERA**         §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS BGR Property Owners Association, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Bandera County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

**1. Name of the subdivision.**

The name of the subdivisions collectively known as Bridlegate are as follows:

Subdivision Name
Bridlegate Unit 1
Bridlegate Unit 2
Bridlegate Unit 3
Bridlegate Unit 4 group 1
Bridlegate Unit 4 group 2
Bridlegate Unit 5A
Bridlegate Unit 5B
Bridlegate Unit 5C
Bridlegate Unit 5D

**2. Name of the association.**

BGR Property Owners Association

**3. Recording data for the subdivision.**

The recording data in the Plat Records of Bandera County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Bridlegate Unit One	06/22/2006	Book 6, Page 343
Bridlegate Unit Two	03/08/2007	Book 6, Page 369
Bridlegate Unit Three	02/28/2008	Book 7, Page 29
Bridlegate Unit Four	07/09/2009	Book 7, Page 71
Final Plat Bridlegate Unit Five - A	01/14/2013	Book 7, Page 116
Final Plat Bridlegate Unit Five - B	01/27/2013	Book 7, Page 122
Final Plat Bridlegate Unit Five - C	07/10/2014	Book 7, Page 143

Final Plat Bridlegate Unit Five – D	01/22/2015	Book 7, Page 156
-------------------------------------	------------	------------------

**4. Recording data for the declaration and any amendments to the declaration.**

The recording data in the Real Property Records of Bandera County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Declaration of Covenants, Conditions and Restrictions Bridlegate Unit One	06/23/2006	00158666
Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Two	03/09/2007	00164202
Amendment to Declaration of Covenants, Conditions and Restrictions Bridlegate, Unit Two	03/16/2015	00208064
Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Three	02/29/2008	00171348
Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Four Lots 600-640, 642-651, 659-666 and 670-689	07/17/2009	00179901
Declaration of Covenants, Conditions and Restrictions Bridlegate, Unit Four Lots 592-599, 667-669, and 690-699	10/14/2011	00191263
Declaration of Covenants, Conditions and Restrictions Bridlegate 5A	11/13/2012	00196667
First Amendment to Declaration of Covenants, Conditions and Restrictions - Bridlegate	03/05/2013	00198239
Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Five-B	06/27/2013	00199973
Declaration of Covenants, Conditions and Restrictions Bridlegate, Unit Five-C	07/14/2014	00204900
Amendment to Declaration of Covenants, Conditions and Restrictions Bridlegate, Unit Five-C	01/27/2015	00207488
Declaration of Covenants, conditions and Restrictions Bridlegate, Unit Five-D	01/28/2015	00207492
Amendment to Declaration of Covenants, Conditions and Restrictions Bridlegate, Unit Five-D	03/16/2015	00208065

**5. Name and mailing address for the association.**

BGR Property Owners Association  
c/o C.I.A. Services, Inc.  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178

**6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.**

C.I.A. Services, Inc.  
465 Bear Creek Road  
Pipe Creek, TX 78063-3178

Telephone: 210-490-0000

Email: CustomerCare@ciaservices.com

**7. Website address of any internet website on which the association's dedicatory instruments are available.**

www.ciaservices.com

**8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.**

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

**9. Other information the association considers appropriate.**

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 19<sup>th</sup> day of December, 2023.

**BGR Property Owners Association**

By: C.I.A. Services, Inc., Managing Agent

*L. C. Jameson*

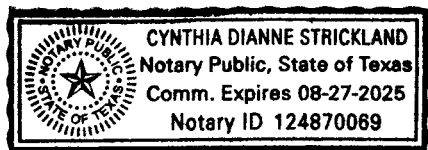
L. C. Jameson, Community Manager

STATE OF TEXAS

§  
§  
§

COUNTY OF BANDERA

BEFORE ME, the undersigned notary public, on this 19<sup>th</sup> day of December, 2023 personally appeared L. C. Jameson, Community Manager for C.I.A. Services, Inc., Managing Agent for BGR Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



*Cynthia D Strickland*  
Notary Public in and for the State of Texas

*Hand Delivered*  
~~After recording, please return to:~~

✓ C.I.A. Services, Inc.  
PO Box 63178  
465 Bear Springs Road  
Pipe Creek, TX 78063-3178

Tandie Mansfield, County Clerk  
Bandera County

Dec 29, 2023

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.  
STATE OF TEXAS  
COUNTY OF BANDERA  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of:  
Bandera County  
as stamped hereon by me.

Filed for Record in:  
Bandera County  
On: Dec 29, 2023 at 03:17P  
As a  
Recording  
Document Number: 00262415  
Amount: 38.00  
Receipt Number - 174383  
By:  
Dorothy Koch