

**MANAGEMENT CERTIFICATE (AMENDED/UPDATED)**

**for Hunter's Park Community Improvement Association, Inc.**

**a "Property Owners' Association"**

**(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)**

THE STATE OF TEXAS   §  
                                      §  
COUNTY OF HARRIS   §

HUNTER'S PARK COMMUNITY ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The undersigned, being the Association's President and a Director of the Association, submits this amended/updated Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificate(s) filed by the Association. The Association certifies as to the following:

**BEFORE ME**, the undersigned authority, on this day personally appeared MICHELE SCHMITZ, who, being by me duly sworn according to law, stated the following under oath:

"My name is MICHELE SCHMITZ. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct. I am the President of HUNTER'S PARK COMMUNITY ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owners' Association (the "Association").

- I. The name(s) of the Subdivision(s) is/are: a) Bear Creek Village, Sections 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12 and 13; and b) Bear Creek Trails.
- II. The name of the Association is HUNTER'S PARK COMMUNITY ASSOCIATION, INC.
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, and the recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, in the Official Public Records of Real Property of Harris County, Texas, for each Section of the Subdivision is as follows:

<u>Section</u>		<u>Map or Plat</u>	<u>Restrictions</u>
Section One (1)	-	Volume 208 / Page 82	E033034/171-26-1626, et seq.
Section Two (2)	-	Volume 208 / Page 101	E033033/171-26-1616, et seq.

Section Three (3)	-	Volume 224 / Page 77	E606166/131-04-0024, et seq.
Section Four (4)	-	Volume 227 / Page 42	E588006/130-01-1980, et seq.
Section Six (6)	-	Volume 235 / Page 50	E747199/139-20-1687, et seq.
Section Seven (7)	-	Volume 240 / Page 56	E956871/153-07-0938, et seq.
Section Eight (8)	-	Volume 240 / Page 65	E956872/153-07-0966, et seq.
Section Nine (9)	-	Volume 241 / Page 112	E969611/154-04-1358, et seq.
Section Ten (10)	-	Volume 257 / Page 4	F673051/200-01-0132, et seq.
Section Eleven (11)	-	Volume 261 / Page 123	F649816/198-10-1222, et seq.
Section Twelve (12)	-	Volume 273 / Page 146	F730195/103-97-0529, et seq.
Section Thirteen (13)	-	Volume 282 / Page 135	G964547/184-87-2270, et seq.
Bear Creek Trails	-	Volume 272 / Page 68	F840842/111-90-0989, et seq.

5. The name and mailing address of the Association is: HUNTER'S PARK COMMUNITY ASSOCIATION, INC., 4503A Hickory Downs, Houston, Texas 77084.
6. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is: Judy Martinez, Manager, Hunter's Park Community Association, Inc., 4503A Hickory Downs, Houston, Texas 77084. The Association's telephone no. is 281.463.1216, and its telefax no. is 281.463.4071. The Association Manager's e-mail address is [hpca@bearcreeknetwork.org](mailto:hpca@bearcreeknetwork.org). The Association's Assistant Manager is Debbie Bryant (e-mail address: [debbie@bearcreeknetwork.org](mailto:debbie@bearcreeknetwork.org)).
7. The Association's website is [www.bearcreeknetwork.org](http://www.bearcreeknetwork.org). True and correct copies of the Association's dedicatory instruments are accessible to Association Members on the Association's website.
8. The Amount and Description of Fees Charged by the Association relating to a Property Transfer in the Subdivision: A complete list of the fees and charges the Association may assess to be collected prior to or at the closing of a sale or refinance of a property in the Subdivision(s) is as follows: a) regarding a sale, an administrative Transfer Fee in the amount of \$250.00 is charged; b) regarding a refinance, an administrative refinance fee in the amount of \$50.00 is charged; and c) if a Resale Certificate is requested, the fee for a Resale Certificate is \$200.00, and the fee for an updated Resale Certificate is \$75.00. The Association may require payment before beginning the process of providing a Resale Certificate but may not process such payment until the Certificate is available for delivery. A written request which does not specify the name and location to which the information is to be sent is not effective.
9. Other information the Association considers appropriate is: (i) Meetings of the Association's Board of Directors, as well as meetings of the Association's membership, are generally held at the Association's Clubhouse located at 4503A Hickory Downs, Houston, Texas 77084; and (ii) a true and correct copy of this recorded and file-stamped amended/updated Management Certificate will also be electronically filed with the Texas Real Estate

Commission ("TREC") so that the TREC may make the data accessible to the general public through its Internet website.

SIGNED on this the 23 day of August, 2021.

Michele Schmitz  
Printed Name: MICHELE SCHMITZ  
Position Held: President of Hunter's Park  
Community Association, Inc.

VERIFICATION

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

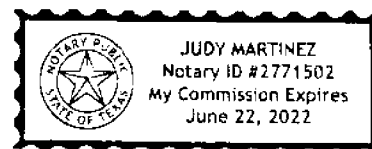
BEFORE ME, the undersigned authority, on this day personally appeared MICHELE SCHMITZ, who, after being duly sworn stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 23 day of August, 2021.

Judy Martinez  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After recording, return to:

Hunter's Park Community Association, Inc.  
4503A Hickory Downs  
Houston, Texas 77084



Hunter's Park Community Association, Inc.  
Management Certificate (Amended/Updated)

RP-2021-502347  
# Pages 4  
09/01/2021 04:10 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2021-502347