

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
LITTLE BEAR HOMESTEAD HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

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 Little Bear Homestead Homeowners Association, Inc.

1. The name of the subdivision is Little Bear Homestead.
2. The name of the association is Little Bear Homestead Homeowners Association, Inc.
3. The recording data for the subdivision is as follows:

Subdivision

Recording Data

Little Bear Homestead

Final Plat recorded on or about  
January 9, 2002 at Document No.  
D202007901, Real Property 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 Little Bear Homestead recorded on or about January 9, 2002 at Document No. D202007914 of the Real Property Records of Tarrant County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions and Easements for Little Bear Homestead recorded on or about July 22, 2004 at Document No. D204228763 of the Real Property Records of Tarrant County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions and Easements for Little Bear Homestead re-recorded on or about September 2, 2004 at Document No. D204275932 of the Real Property Records of Tarrant County, Texas.

5. The name and mailing address of the association:

Little Bear Homestead Homeowners Association, Inc  
c/o RealManage, LLC  
P.O. Box 803555  
Dallas, TX 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:

RealManage, LLC  
P.O. Box 803555  
Dallas, TX 75380  
Phone: 866.473.2573  
Email: LITBEARH@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 Fee	\$375.00
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 1<sup>st</sup> day of November, 2023.

**LITTLE BEAR HOMESTEAD HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit corporation

By: Emily Dale  
Name: Emily Dale  
Title: Director of Community Association Management

**ACKNOWLEDGMENT**

STATE OF TEXAS           §  
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COUNTY OF Collin       §

This instrument was acknowledged before me on the 1<sup>st</sup> day of November, 2023, by Emily Dale, Director of CAM of Little Bear Homestead Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Jessica K. San Miguel  
Notary Public in and for the State of Texas

My Commission Expires: 03/07/2027

