

**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
FOR  
LITTLE BEAR HOMESTEAD**

**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:

Being 194 lots out of Little Bear Homestead, an Addition to the City of Euless, Texas, according to the Final Plat filed in Cabinet A, Slide 7175 of the Map Records, Tarrant County, Texas, more particularly described as follows: Lots 1-31, Block D; Lots 1-11, Block E; Lots 1-13, Block F; Lots 1-29, Block G; Lots 1-17, Block H; Lots 1-19, Block I; Lots 1-13, Block J; Lots 1-44, Block K; Lots 1-8, Block L; and Lots 1-9, Block M.

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, an Addition to the City of Euless, Tarrant County, Texas, recorded on January 9, 2002, as Instrument No. D202007914 of the Real Property Records of Tarrant County, Texas.

Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Little Bear Homestead, City of Euless, Texas, recorded on July 22, 2004, as Instrument No. D204228763 of the Real Property Records of Tarrant County, Texas, refiled on September 2, 2004, as Instrument No. D204275932 to include exhibit.

5. The name and mailing address of the association:

Little Bear Homestead Homeowners Association, Inc.  
P. O. Box 115  
Euless, Texas 76039

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:

Diane Weyer  
Little Bear Homestead Homeowners Association, Inc.  
P. O. Box 115  
Euless, Texas 76039  
Telephone: 817-705-7771  
Email: [littlebearhoa@yahoo.com](mailto:littlebearhoa@yahoo.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.littlebearhoa.com](http://www.littlebearhoa.com)

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
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 email: [littlebearhoa@yahoo.com](mailto:littlebearhoa@yahoo.com)

WHEREOF, this Property Owners Association Management Certificate is hereby executed by its duly authorized agent on this 1<sup>st</sup> day of July, 2025.

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

By: Diane Weyer

Printed Name: Diane Weyer

Title: President

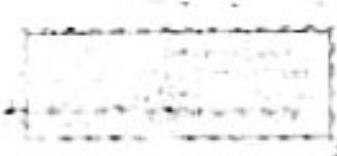
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF TARRANT

This instrument was acknowledged before me on the 1<sup>st</sup> day of July, 2025, by Diane Weyer, the President of Little Bear Homestead Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



A handwritten signature in dark ink, appearing to read "Sherri Brown", is written over a horizontal line.

Notary Public, State of Texas

My Commission Expires: November 19, 2028

