

**THE STATE OF TEXAS** §  
§  
**COUNTY OF TARRANT** §

**BRIDGETON PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE  
As Required By Section 209.004, Texas Property Code**

**NOTICE IS HEREBY GIVEN** that the below property is controlled by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** The Bridgeton is a phased addition to the City of Bedford, Tarrant County, Texas.
  - The plat of Bridgeton, Phase 1 recorded on June 30, 1995, as Document No. D195109893, Cabinet A-2334, Plat Records, Tarrant County, Texas.
  - The plat of Bridgeton, Phase 2 recorded on June 30, 1995, as Document No. D195109894, Cabinet A-2335, Plat Records, Tarrant County, Texas.
- 2. DECLARATION INFORMATION:** Lots in Bridgeton are subject to the Declaration of Covenants, Conditions & Restrictions for Bridgeton, recorded on December 27, 1995, Volume 12211, page 1010, Document No. DI 95235763 in the Real Property Records, Tarrant County, Texas, and as it may be amended from time to time.
  - The First Amendment of the Declarations of Covenants, Conditions and Restrictions as recorded on April 13, 2005, as Instrument No. D205103212 in the Real Property Records of Tarrant County.
  - Amendment to Declaration of Covenants, and Restrictions for Bridgeton Homeowners Association, Inc., (Leasing Restrictions) filed October 20, 2015, Document No. D215237923 in the Real Property Records of Tarrant County.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Bridgeton Property Owners Association, Inc.
- 4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

c/o Texas Star Community Management,  
LLC  
6401 S. Custer Road, Suite 2020  
McKinney, TX 75070

Phone: (469) 899-1000  
Fax: (469) 533-8836  
Website: [www.townsq.io](http://www.townsq.io)  
Resales Certificates: [www.homewisedocs.com](http://www.homewisedocs.com)  
Email: [manager@tscmanagement.com](mailto:manager@tscmanagement.com)

**5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:**

<b>Resale Certificates:</b>	<b>\$375.00</b>
<b>Statement of Account:</b>	<b>\$75.00</b>
<b>Update Fee:</b>	<b>\$75.00</b>
<b>Transfer Fee:</b>	<b>\$200.00</b>
<b>Lender Questionnaire:</b>	<b>Up to \$200.00</b>

**DATED:** February 23, 2024

**BRIDGETON HOMEOWNERS ASSOCIATION,**  
a Texas property owners association

**By: TEXAS STAR COMMUNITY MANAGEMENT, LLC**  
a Texas corporation, its managing agent

By:   
Susan Garrett, Vice President of Client Relations

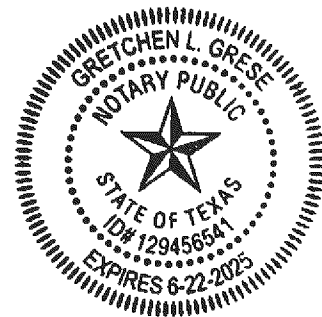
**ACKNOWLEDGEMENT**

**THE STATE OF TEXAS   §**  
**§**  
**COUNTY OF COLLIN   §**

**BEFORE ME**, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity, therein stated.

**SUBSCRIBED AND SWORN TO BEFORE ME**, on the 23<sup>rd</sup> of February, 2024

  
**NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS**



**AFTER RECORDING PLEASE RETURN TO:**

Texas Star Community Management, LLC  
6401 S. Custer Road, Suite 2020  
McKinney, TX 75070