

2021082637  
12/16/2021 01:36PM

MANAGEMENT CERTIFICATE FOR  
RESERVE AT PEA RIDGE RESIDENTIAL COMMUNITY  
a Texas nonprofit property owners' association, and of  
THE RESERVE AT PEA RIDGE  
a subdivision in Bell County, Texas  
[pursuant to Texas Property Code, Section 209.004]

STATE OF TEXAS           §  
COUNTY OF BELL       §

1.     Legal Description of Property affected by this Management Certificate:

All lots in all blocks of the, a subdivision in Bell County, Texas, according to the map or plat of record in Plat Year 2019, Plat Number 45- B and Plat Number 204 in the Plat Records of Bell County, Texas;;

2.     Name of Subdivision:

THE RESERVE AT PEA RIDGE

3.     Recording Data for Dedication of Subdivision:

Dedication is filed as Document #2019-006523 and Document # 2019-054381 Official Public Records of Real Property of Bell County, Texas

4.     Recording Data for Certificate of Formation:

Certificate of Formation filed:

(a) with the Secretary of State, filing number 803240137

(b) with the Bell County Clerk's Office, as Document #2019-00020035, Official Public Records of Real Property of Bell County, Texas

5.     Recording Data for ByLaws:

Dedication is filed as Document #2019-00020035, Official Public Records of Real Property of Bell County, Texas

6.     Recording Data for Restrictive Covenants:

Document #20-005281, Official Public Records of Real Property of Bell County, Texas

7. Recording Data for Declaration of Covenants, Conditions and Restrictions of Reserve At Pea Ridge, a nonprofit property owners' association, and of Reserve At Pea Ridge, a subdivision in Bell County, Texas:

Document #2019-00012107, Official Public Records of Real Property of Bell County, Texas and Document is filed as Document #2020-005281, Official Public Records of Real Property of Bell County, Texas

8. Recording Data for Records Production and Copying Policy of Reserve At Pea Ridge, a Texas nonprofit property owners' association:

Document is filed as Document #2019-00020035, Official Public Records of Real Property of Bell County, Texas

9. Recording Data for Document Retention Policy of Reserve At Pea Ridge, a Texas nonprofit property owners' association:

Document is filed as Document #2019-00020035, Official Public Records of Real Property of Bell County, Texas

10. Recording Data for Guidelines for Alternative Payment Plans of Reserve At Pea Ridge, a Texas nonprofit property owners' association:

Document is filed as Document #2019-00020035, Official Public Records of Real Property of Bell County, Texas

11. Recording Data Policy for Manual of Reserve At Pea Ridge, a Texas nonprofit property owners' association:

Document is filed as Document #2019-00020035, Official Public Records of Real Property of Bell County, Texas

12. Website For Association Documents and Dedicatory Instruments available at:


Pearidgehoa.com



13. Mailing Address of Association or Name and Mailing Address of Managing Agent, telephone number of Managing Agent:

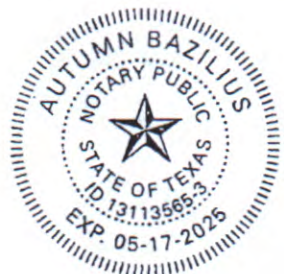
ATTN: BILL JONES  
c/o Accent Real Estate Services  
2400 S 57th Street  
Temple, Texas 76504  
Telephone: (254) 773-0900  
Facsimile: (254) 773-1299  
Email: hoamanager@accentres.com

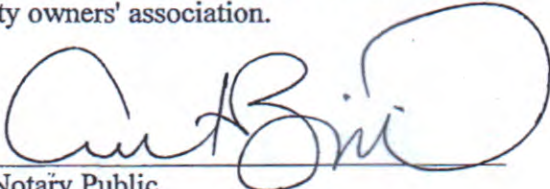
a Texas non-profit property owners' association

By:  \_\_\_\_\_  
ACKNOWLEDGEMENT

STATE OF TEXAS           §  
COUNTY OF BELL       §

This instrument was acknowledged and signed before me on November 23, 2021, by Bill Jones, in his capacity as manager/ broker of Reserves At Pea Ridge, a Texas nonprofit property owners association, on behalf of said property owners' association.



  
Notary Public



Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513

Instrument Number: 2021082637

As  
CERTIFICATE

Recorded On: December 16, 2021

Parties: RESERVE AT PEA RIDGE RESIDENTIAL COMMUNITY

To RESERVE AT PEA RIDGE

Comment:

Billable Pages: 3

Number of Pages: 4

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

|                       |         |
|-----------------------|---------|
| CLERKS RMF:           | \$5.00  |
| COURT HOUSE SECURITY: | \$1.00  |
| RECORDING:            | \$13.00 |

Total Fees:

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

File Information

Instrument Number: 2021082637

Receipt Number: 247609

Recorded Date/Time: 12/16/2021 1:36:44 PM

User / Station: busbyas - BCCCD0735

Record and Return To:

ACCENT REAL ESTATE SERVICES



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly  
recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk