



20220207000208190

02/07/2022 03:39:59 PM CT 1/3

**PROPERTY OWNER'S ASSOCIATION MANAGEMENT CERTIFICATE FOR
BENT TREE WEST HOMEOWNER'S ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as "Property Owners' Association Management Certificate"

STATE OF TEXAS

COUNTY OF COLLIN

1. Name of Subdivision: Bent Tree West, Phase I – Phase V and the Estates of Bent Tree West
2. Subdivision Location: Collin County
3. Name of Homeowner's Association: Bent Tree West Homeowner's Association, Inc.
4. Recording Data for Association: May 17, 1977, at File Number 12490 in Volume 12, Page 118 (Bent Tree West, Phase I); on August 22, 1977, in Volume 12, Page 140 (Bent Tree West, Phase I, Section 2); on September 18, 1978, in Volume B, Page 215 (Bent Tree West, Phase II); on September 15, 1986, in Volume F, Page 780 (Bent Tree West, Phase, III); on April 26, 1985, in Volume F, Page 200 (Bent Tree West, Phase IV); and on November 9, 1987 in Volume G, Page 290 (Bent Tree West, Phase V), and on January 17, 1992 in Volume 2269, Page 784 (the Estates of Bent Tree West) of the Map and Plat Records of Collin County, Texas, upon which a single family residence has been constructed.
5. Recording Data for Declaration and Amendments: Recorded in the Deed Records of Collin County, Texas, as the same may be amended or supplemented from time to time as therein provided for Bent Tree West, Phase I dated February 12, 1975, as recorded in Volume 988, Page 776 on February 24, 1978; for Bent Tree West, Phase I, Section 2, dated February 23, 1978, as recorded in Volume 1084, Page 709 on February 24, 1978; for Bent Tree West, Phase II on dated June 26, 1979, as recorded in Volume 1184, Page 486 on July 20, 1979; for Bent Tree West, Phase III dated September 5, 1986, as recorded at File Number 57161 in Volume 2455, Page 397 on September 11, 1986; for Bent Tree West, Phase IV dated June 20, 1985, as recorded at File Number 41600, Book 2167, Page 200 on July 9, 1985; and for Bent Tree West, Phase V dated January 19, 1988, as recorded in Volume 2773, Page 685 on January 21, 1988 and the Estates of Bent Tree West dated March 6, 1992, as recorded and filed in Collin County on January 17, 1992.

6. Mailing Address and Contact Information for the Association:

Bent Tree West Homeowner's Association, Inc.

P.O. Box 701111

Dallas, TX 75370-70111

treasurer@btwdallas.org

214-601-9944

www.btwdallas.org

7. Fee(s) related to Property Transfer (MANDATORY FOR THE ESTATES OF BENT TREE WEST ONLY (Rock Branch Drive and Castle Bend Drive)):

- Administrative Transfer Fee= \$125
- Resale Package = \$275
- Initiation Fee = \$285
- Mandatory Annual Dues = \$310

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate (The Estates only), and performing a comprehensive physical inspection of the home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION.

Signed this 7th day of February, 2022.

Bent Tree West Homeowner's Association, Inc.

By: Natalie Alfrey

Natalie Alfrey, Treasurer

Bent Tree West, Homeowner's Association, Inc.

STATE OF TEXAS

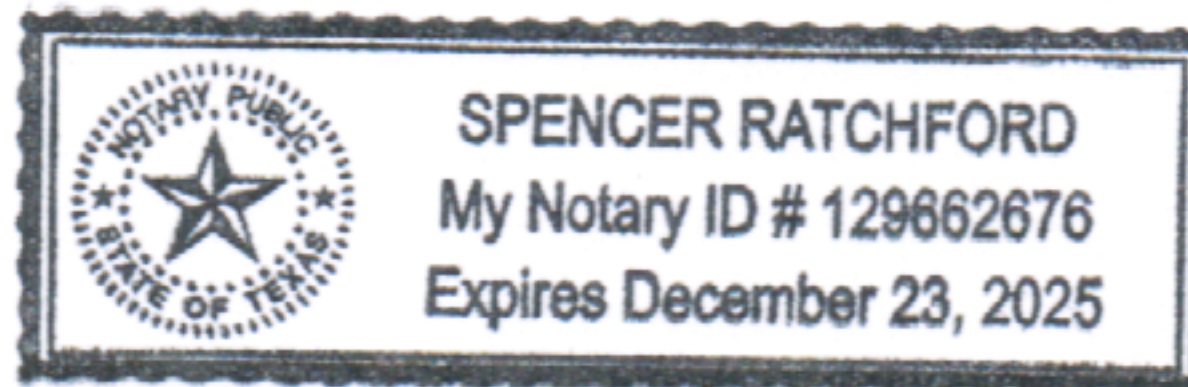
COUNTY OF COLLIN

This instrument was acknowledged and signed before me on 7 day of February, 2022, by Natalie Alfrey, Treasurer for the Bent Tree West HOA, Inc, a Texas non-profit corporation, on behalf of said entity.

Notary Public, State of Texas

After Recording, return to:

Bent Tree West HOA, Inc.
P.O. Box 701111
Dallas, TX 75370-70111



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/07/2022 03:39:59 PM
\$34.00 MMCQUEEN
20220207000208190



A handwritten signature in cursive script, appearing to read "Stacey Kemp", written over a horizontal line.