

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
*for*  
BEAR BRANCH VILLAGE COMMUNITY ASSOCIATION

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THE STATE OF TEXAS     §  
                                     §  
COUNTY OF HARRIS     §

The undersigned, being the Managing Agent for Bear Branch Village Community Association, a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Bear Branch Village.
2. Name of Association: The name of the Association is Bear Branch Village Community Association.
3. Recording Data for the Subdivision:
  - a. Bear Branch Village, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 220, Page 38 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Bear Branch Village, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 223, Page 1 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Bear Branch Village, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 234, Page 46 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - d. Bear Branch Village, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 239, Page 116 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
  - e. Bear Branch Village, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 244, Page 137 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:\*

a. Documents:

- (1) Declaration of Covenants, Conditions and Restrictions.
- (2) Bear Branch Village, Section One Protective Covenants.
- (3) Bear Branch Village, Section Two Protective Covenants.
- (4) Bear Branch Village, Section Three Protective Covenants.
- (5) Bear Branch Village, Section Four Protective Covenants.
- (6) Bear Branch Village, Section Five Protective Covenants.

b. Recording Information:

- (1) Harris County Clerk's File No. E307672.
- (2) Harris County Clerk's File No. E309950.
- (3) Harris County Clerk's File No. E559234.
- (4) Harris County Clerk's File No. E772400.
- (5) Harris County Clerk's File No. F374493.
- (6) Harris County Clerk's File No. F879150.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Bear Branch Village Community Association c/o Kingwood Association Management, 1075 Kingwood Drive, Suite 100, Kingwood, Texas 77339.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Ethel McCormick, Kingwood Association Management. Address: 1075 Kingwood Drive, Suite 100, Kingwood, Texas 77339. Phone No.: 281.359.1102. Email Address: ethel@kingwoodassociationmanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.bearbranch.nabrnetwork.com](http://www.bearbranch.nabrnetwork.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 100.00
Resale Certificate Update Fee	\$ 75.00
Refinance Fee	\$ 150.00
Transfer Fee	\$ 250.00

Executed on this 25 day of October, 2021.

**BEAR BRANCH VILLAGE  
COMMUNITY ASSOCIATION**

By: Kingwood Association Management,  
Managing Agent

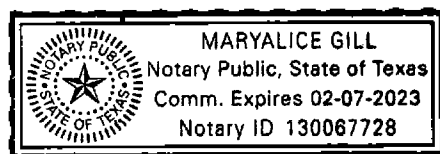
Ethel McCormick  
Ethel McCormick

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
   §  
COUNTY OF Harris     §

BEFORE ME, the undersigned notary public, on this 25 day of October 2021 personally appeared Ethel McCormick of Kingwood Association Management, Managing Agent for Bear Branch Village Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Maryalice Gill  
Notary Public in and for the State of Texas



RP-2021-614240  
# Pages 4  
10/25/2021 01:47 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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