


MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE
OF
BEAR PARK ESTATES COMMUNITY, INC.**

The undersigned, being an officer of Bear Park Estates Community, Inc., a Texas nonprofit corporation (the "**Association**"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Bear Park Estates.
2. The name of the Association: Bear Park Estates Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property situated in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Bear Park Estates, recorded under Document No. D223226050 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Bear Park Estates Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Bear Park Estates Community, Inc., c/o Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Attn:	Beverly Coghlan
Telephone Number:	972-359-1548 x128
Email Address:	<u>managementcertificate@nmitx.com</u>
7. Website to access the Association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$350.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the date this instrument is recorded in the Official Public Records of Tarrant County, Texas.

BEAR PARK ESTATES COMMUNITY, INC.,
a Texas nonprofit corporation

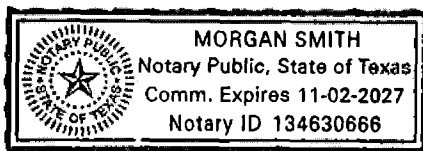
By: Caleb Lee
Printed Name: Caleb Lee
Title: President

STATE OF TEXAS §
 §
COUNTY OF Collin §

This instrument was acknowledged before me on the 21 day of December, 2023 by Caleb Lee, President of BEAR PARK ESTATES COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)

Morgan Smith
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Bear Park Estates, recorded under Document No. D223226050 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time.
2. Bear Park Estates Community Manual, recorded under Document No. D223226368 in the Official Public Records of Tarrant County, Texas, as may be amended and supplemented from time to time.
3. Bear Park Estates Adoption of Working Capital Assessment, recorded under Document No. D223226367 in the Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

BEAR PARK ESTATES COMMUNITY, INC.
MANAGEMENT CERTIFICATE