



PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE
for

THE BRIDLEWOOD ESTATES PROPERTY OWNERS' ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS The Bridlewood Estates Property Owners' Association, a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Fort Bend County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Bridlewood Estates are as follows:

| Subdivision Name |
|------------------------------|
| Bridlewood Estates Section 1 |
| Bridlewood Estates Section 2 |
| Bridlewood Estates Section 3 |
| Bridlewood Estates Section 4 |

2. Name of the association.

The Bridlewood Estates Property Owners' Association

3. Recording data for the subdivision.

The recording data in the Plat Records of Fort Bend County, Texas are as follows:

| Plat Name | Filing Date | Clerk File Number |
|----------------------------------|-------------|-------------------|
| Bridlewood Estates Section One | 02/04/1997 | 1176287 |
| Bridlewood Estates Section Two | 07/01/1997 | 1176350 |
| Bridlewood Estates Section Three | 11/25/1997 | 1176418 |
| Bridlewood Estates Section Four | 12/09/1998 | 1176613 |

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Fort Bend County, Texas are as follows:

| Document Name | Filing Date | Clerk File Number |
|--|-------------|-------------------|
| First Amended Declaration of Covenants, Conditions and Restrictions Bridlewood Estates Section One | 02/11/1997 | 9713708 |
| Declaration of Covenants, Conditions and Restrictions Bridlewood Estates Section Two | 07/03/1997 | 9741015 |
| Declaration of Covenants, Conditions, And Restrictions | 12/11/1997 | 9779835 |

| | | |
|--|------------|----------|
| Bridlewood Estates Section Three | | |
| Declaration of Covenants Conditions and Restrictions | 12/10/1998 | 98101079 |
| Bridlewood estates Section Four | | |

5. Name and mailing address for the association.

The Bridlewood Estates Property Owners' Association
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

| Fee | Amount | Description |
|---------------------------|--------|--|
| Transfer Fee | \$250 | Collected at closing if the property actually transfers |
| Transfer Fee - Refinance | \$100 | Collected at closing if the property loan is refinanced |
| Assessment Quote | \$104 | Verification of fees due to Association |
| Quote Update | \$35 | Optional: update to assessment quote within 30 days |
| Resale Certificate | \$375 | Optional: package in compliance with Code |
| Resale Certificate Update | \$75 | Optional: update to resale certificate within 180 days |
| Compliance Inspection | \$120 | Optional: onsite inspection for resale certificate, if required |
| Compliance Reinspection | \$120 | Optional: reinspection for initial non-compliance, if needed |
| Lender Questionnaire | \$275 | Optional: document requested by some lenders for loan |
| Standard Response Time | \$0 | No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires |
| Rush Request | \$100 | Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires |
| Expedited | \$200 | Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires |

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 20th day of December, 2023.

The Bridlewood Estates Property Owners' Association
By: C.I.A. Services, Inc., Managing Agent

Kim Moore
Kim Moore, Community Manager

STATE OF TEXAS

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COUNTY OF FORT BEND

BEFORE ME, the undersigned notary public, on this 20th day of December, 2023 personally appeared Kim Moore, Community Manager for C.I.A. Services, Inc., Managing Agent for The Bridlewood Estates Property Owners' 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.

Jennifer Alejandra Gonzalez
Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

