

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**for****DANCING BEAR PROPERTY OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BANDERA §

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 Dancing Bear Property Owners' Association, Inc., 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 Bandera 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 "Dancing Bear Ranch" are as follows:

Subdivision Name
Dancing Bear Ranch Unit 9

2. Name of the association.

Dancing Bear Property Owners' Association, Inc.

3. Recording data for the subdivision.

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

Plat Name	Filing Date	Clerk File Number
Dancing Bear Ranch Replat of Lot 426 Establishing Lots 426A & 426B, Other: lot: 426B -Medina	04/15/2021	2021003978
Dancing Bear Ranch Subdivision 317 6B and 321 6B - Medina	01/27/2015	2015000565
A Subdivision Plat of Dancing Bear Ranch. Unit Nine	05/24/2006	Block 6 Pg 342

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

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

Document Name	Filing Date	Clerk File Number
Supplemental Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	07/07/2006	2006005871
2 nd Amendment and Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	04/17/2009	2009002447
3 rd Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	09/02/2009	2009006137

4 th Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	11/04/2009	2009007504
3 rd Amendment to Amended and Restated Declaration of Covenants, conditions and Restrictions Dancing Bear Subdivision	11/10/2011	00191638
3 rd Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	11/14/2011	011007357

5. Name and mailing address for the association.

Dancing Bear Property Owners' Association, Inc.
c/o C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

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

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

Telephone: 210-490-0000

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/reinspection's & lender questionnaires

Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & 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.

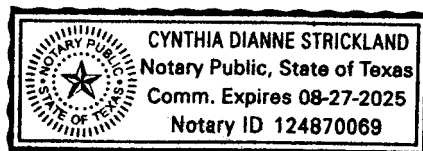
EXECUTED on this 20th day of December, 2023.

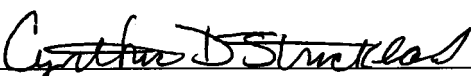
Dancing Bear Property Owners' Association, Inc.
By: C.I.A. Services, Inc., Managing Agent


Brandi Brack, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF BANDERA §

BEFORE ME, the undersigned notary public, on this 20th day of December, 2023 personally appeared Brandi Brack, Community Manager for C.I.A. Services, Inc., Managing Agent for Dancing Bear Property Owners' Association, Inc., 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.




Notary Public in and for the State of Texas

Hand Delivered
After recording, please return to:
✓ C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

Filed for Record in:
Bandera County

On: Dec 29, 2023 at 03:16P

As a
Recording

Document Number: 00262414

Amount 34.00

Receipt Number - 174383

By:
Dorothy Koch

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.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this
instrument was filed on the date and
time stamped hereon by me and was
duly recorded in the volume and
and page of the official records of:
Bandera County
as stamped hereon by me.

Dec 29, 2023

Tandie Mansfield, County Clerk
Bandera County

