

**THE SANCTUARY AT BEAR CREEK OWNERS ASSOCIATION**  
**MANAGEMENT CERTIFICATE - TARRANT COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **The Sanctuary at Bear Creek Owners Association**, certifies as to the following:

1. The name of the subdivision is:

**THE SANCTUARY AT BEAR CREEK**

2. The name of the association is:

**THE SANCTUARY AT BEAR CREEK OWNERS ASSOCIATION**

3. The recording data for the subdivision is:

<b>The Sanctuary at Bear Creek Bear Plat</b>	<b>D214264349</b>
<b>The Sanctuary at Bear Creek Bear Plat</b>	<b>D215252163</b>
<b>The Sanctuary at Bear Creek Bear Replat</b>	<b>D215252163</b>

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

<b>Certificate of Formation</b>	<b>D215040354</b>
<b>Bylaws</b>	<b>D215040351</b>
<b>Declaration of Covenants, Conditions, and Restrictions</b>	<b>D215040346</b>
<b>Owners Manual of Rules and Regulations</b>	<b>D215040348</b>
<b>Supplemental Declaration of Annexation</b>	<b>D215288877</b>
<b>ACC Modification Security Deposit Resolution</b>	<b>D218077412</b>
<b>Enforcement and Fining Policy</b>	<b>D219053085</b>
<b>Collection Policy</b>	<b>D224179233</b>

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

<b>Amended Enforcement and Fining Policy</b>	<b>D223213542</b>
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6. The mailing address for the association is as follows:

**THE SANCTUARY AT BEAR CREEK OWNERS ASSOCIATION**  
c/o Vision Communities Management Incorporated  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Vision Communities Management**  
**5757 Alpha Road, Ste. 680**  
**Dallas, Texas 75240**  
**Phone: (972) 612-2302**  
**Email: [info@vcmtexas.com](mailto:info@vcmtexas.com)**

8. The website address on which the association’s dedicatory instruments are available:

[www.vcmtexas.com](http://www.vcmtexas.com) Follow “Find My Community” Link

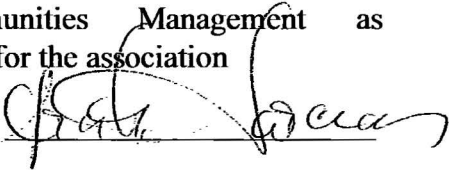
9. The following fees are charged by the association relating to a transfer of property within the association:

Resale Certificate:	\$340.00
Statement of Account:	\$50.00
Refinance Certificate:	\$50.00
Transfer Fee to management company:	\$250.00
Home Resale Fee:	One-half the annual Regular Assessments
New Home Sale (reserve fund):	\$250.00
New Home Sale (operating fund):	\$250.00

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATE FOR THE SANCTUARY AT BEAR CREEK OWNERS ASSOCIATION, INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. D221045308, D2211253518, D222034235, D223003360, and D224017186 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

EXECUTED as of 10/23, 2024.

Vision Communities Management as  
managing agent for the association

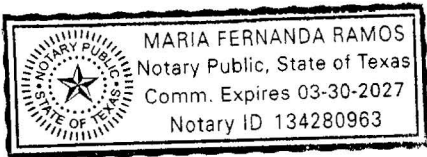
By (signature): 

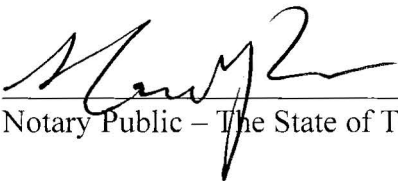
Name (printed): Christy Garcia

Title: Exec VP

The State of Texas     §  
County of Dallas     §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of October, 2024, by Christy Garcia (name), the Exec. VP (title) authorized agent for Vision Communities Management.



  
Notary Public – The State of Texas

After Recording, Please Return To:  
Vision Communities Management  
5757 Alpha Road, Suite 680  
Dallas, TX 75240