D225005295 01/13/2025 01:24 PM Page: 1 of 3 Fee: \$28.00 Submitter: Decker Jones McMackin McClane Hall Bates Electronically Recorded by Tarrant County Clerk in Official Public Records

MARY LOUISE NICHOLSON COUNTY CLERK

Management Certificate for the Glenbrook Subdivision, Bedford, Texas

STATE OF TEXAS \$

COUNTY OF TARRANT \$

- I, James David Willsey, President of the Glenbrook Homeowners Association, Inc. (hereafter referred to as "Association"), a Texas non-profit corporation, submit the following Management Certificate pursuant to Section 209.004 of the Texas Property Code.
 - (1) Name of the Association:

Glenbrook, an Addition to the City of Bedford, Tarrant County, Texas

(2) Name of the Association:

Glenbrook Homeowners Association, Inc., a Texas nonprofit corporation

(3) Recording Data for the Subdivision:

Lots 1-11, inclusive, Block 1, Lots 1-49, inclusive, Block 2; and Lots 1-21, inclusive, Block 3, Glenbrook Addition, an Addition to the City of Bedford, Tarrant County, Texas, according to the Plat recorded in Volume 388-162, Page 85, Plat Records, Tarrant County, Texas as amended

- (4) Recording Data for the Declaration and any Amendments to the Declaration:
 - (a) Declaration of Covenants, Conditions and Restrictions for Glenbrook recorded in Volume 7688, Page 159 of the Official Public Records of Tarrant County, Texas ("OPRTCT") on December 9, 1983;
 - (b) Amendment to Declaration of Covenants, Conditions and Restrictions for Glenbrook recorded in Volume 7828, Page 353 of the OPRTCT on May 11, 1984;
 - (c) Amendment to Declaration of Covenants, Conditions and Restrictions for Glenbrook recorded in Volume 8156, Page 1333 of the OPRTCT on April 18, 1985;
 - (d) First Amendment to Declaration of Covenants, Conditions and Restrictions for Glenbrook recorded in Volume 12812, Page 283 of the OPRTCT on June 25, 1997;
 - (e) Bylaws of Glenbrook Homeowners Association, Inc. attached hereto;
 - (f) Fine Policy recorded as Document Number D224217468 of the OPRTCT on December 5, 2024;
 - (g) Bid Solicitation Policy recorded as Document Number D224217477 of the OPRTCT on December 5, 2024;

- (h) Document Retention Policy recorded as Document Number D224217467 of the OPRTCT on December 5, 2024;
- (i) Alternative Payment Plan recorded as Document Number D224217466 of the OPRTCT on December 5, 2024; and
- (j) Record Production and Copying Policy recorded as Document Number D224217465 of the OPRTCT on December 5, 2024.
- (5) Mailing Address of the Association:

3408 Meadowside Drive Bedford, TX 76021

(6) Name, Mailing Address, Telephone Number, and E-mail Address of the Person Managing the Association or the Association's Designated Representative:

Jay Willsey, 3408 Meadowside Drive, Bedford, TX 76021, (817) 723-5921, hoaglenbrook@gmail.com

(7) Website Address of any Internet Website on which the Association's Dedicatory Instruments are available in accordance with Section 207.006 of the Texas Property Code:

https://www.glenbrook-homeowners-association.com/

(8) Amount and Description of a Fee or Fees charged by the Association Relating to a Property Transfer in the Subdivision:

None; provided, however, the Association may charge a reasonable fee for a resale certificate as permitted by Section 207.003(c) of the Texas Property Code

(9) Other Information the Association Considers Appropriate:

None

CERTIFICATION

"I, the undersigned, being the President of the Glenbrook Homeowners Association, Inc. hereby certifies that this Management Certificate is effective as of its recording in the Official Public Records of Tarrant County, Texas."

Glenbrook Homeowners Association, a Texas nonprofit corporation,

James David Willsey, President

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me on <u>Decomposition</u>, by James David Willsey, President of the Glenbrook Homeowners Association, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

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Notary Public State of Texas

VICKY L POPPLEWELL
Notary ID #125619339
My Commission Expires
March 22, 2026