

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TRAILS OF BEAR CREEK HOA, INC.

The undersigned, being an officer of Trails of Bear Creek HOA, Inc. (the "Association") and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN TRAILS OF BEAR CREEK HOA, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. D216128927, IN THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Trails of Bear Creek
2. The name of the association: Trails of Bear Creek HOA, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Tarrant County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Trails at Bear Creek, recorded under Document No. D216096030, Official Public Records of Tarrant County, Texas (the "**Declaration**").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Trails of Bear Creek HOA, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road Unit C, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road Unit C, Fort Worth , TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org
7. Website to access the association's dedicatory instruments: N/A
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00


D222041151
02/15/2022 10:54 AM Page: 1 of 3 Fees: \$27.00
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Resale Certificate Fee - \$250.00

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

EXECUTED to be effective on the date this instrument is Recorded.

TRAILS OF BEAR CREEK HOA, INC., a
Texas non-profit corporation

By: Dawn Kelly

Name: Dawn Kelly

Title: Authorized Agent

STATE OF TEXAS §

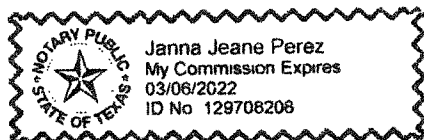
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COUNTY OF Tarrant §

This instrument was acknowledged before me this 13th day of January, 2021 by

Dawn Kelly Authorized Agent of Trails of Bear Creek HOA, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]



Janna Jeane Perez
Notary Public Signature

AFTER RECORDING RETURN TO:
PROPERTY MANAGEMENT GROUP, LLC
10340 ALTA VISTA ROAD UNIT C
FORT WORTH, TX 76244
DKELLY@PROPERTYMANAGEMENTGROUP.ORG

EXHIBIT "A"

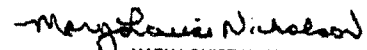
RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Trails at Bear Creek, recorded as Document No. D216096030 Official Public Records of Tarrant County, Texas.
 - A. Supplement to the Declaration of Covenants, Conditions, & Restrictions for Trails at Bear Creek, recorded as Document No. D217296608 Official Public Records of Tarrant County, Texas.
 - B. Notice of Filing of Dedicatory Instruments (Financing Policy) for Trails at Bear Creek, HOA, Inc., recorded as Document No. D220140823 Official Public Records of Tarrant County, Texas.
2. Notice of Filing of Dedicatory Instruments for Trails at Bear Creek, HOA, Inc., recorded as Document No. D218205106 Official Public Records of Tarrant County, Texas.

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
02/15/2022 10:54 AM
D222041151
PROPERTY OWNERS ASSOCIATION MANAGEMENT CE
Pages: 3
Fees: \$27.00


MARY LOUISE NICHOLSON
COUNTY CLERK

TRAILS OF BEAR CREEK HOA, INC.
AMENDED AND RESTATED MANAGEMENT CERTIFICATE