

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
BOWER RANCH HOMEOWNERS ASSOCIATION, INC.**

---

THE STATE OF TEXAS           §  
  §  
COUNTY OF TARRANT       §

The undersigned, being the Managing Agent for Bower Ranch Homeowners Association, Inc. ("Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Bower Ranch.
2. Name of Association: The name of the Association is Bower Ranch Homeowners Association, Inc.
3. Recording Data for the Subdivision:
  - a. Bower Ranch, Phase One (1), a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Instrument No. D214044964 of the Map Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.
  - b. Bower Ranch, Phase Two (2), a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Instrument No. D216134339 of the Map Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.
  - c. Bower Ranch, Phase Three (3), a subdivision in Tarrant County, Texas according to the map or plat thereof recorded under Instrument No. D219016307 of the Map Records of Tarrant County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:\*
  - a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Bower Ranch.
    - (2) First Supplemental Declaration of Covenants, Conditions and Restrictions for Bower Ranch [Phase III].

- (3) Second Supplemental Declaration of Covenants, Conditions and Restrictions for Bower Ranch [Phase II].

b. Recording Information:

- (1) Tarrant County Clerk's File No. D214152305.  
 (2) Tarrant County Clerk's File No. D217281517.  
 (3) Tarrant County Clerk's File No. D217281546.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Bower Ranch Homeowners Association, Inc. c/o Singer Association Management, Inc., P.O. Box 142033, Irving, Texas 75014-2033.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Singer Association Management, Inc. Conveyance Department. Address: P.O. Box 142033, Irving, Texas 75014-2033. Phone No.: 972.402.8352. Email Address: support@singermanagement.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: [www.singermanagement.com](http://www.singermanagement.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 275.00 - \$ 375.00
Resale Certificate Update Fee	\$ 50.00
Refinance Fee	\$ 70.00
Singer Transfer Fee	\$ 150.00 - \$ 250.00
Payoff Statement of Account	\$ 70.00
Rush Fee	\$ 55.00 - \$110.00
Capitalization Fee [Declaration Article IV, Section 4.11]	Any purchaser of a lot other than the Declarant or a Builder (as those terms are defined in the Declaration) shall pay a Capitalization Fee in an amount equal to 6 months of the then annual assessment. The current Capitalization Fee is \$315.00. For future years, the Capitalization Fee amount must be confirmed with the Association.

Executed on this 23 day of November, 2021.

**BOWER RANCH HOMEOWNERS  
ASSOCIATION, INC.**

By: Singer Association Management, Inc.,  
Managing Agent





Tia K. Singer, President

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
  §  
COUNTY OF Dallas       §

BEFORE ME, the undersigned notary public, on this 23 day of Nov, 2021 personally appeared Tia K. Singer, President of Singer Association Management, Inc., Managing Agent for Bower Ranch Homeowners 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.

 HOLLY J. MURROW  
Notary ID #11529740  
My Commission Expires  
April 20, 2022



Notary Public in and for the State of Texas