

THE STATE OF TEXAS

THE COUNTY OF TARRANT



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Fees: \$27.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE

SUBMITTER: CAROL BROOKS

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**MANAGEMENT CERTIFICATE PURSUANT TO
SECTION 209.004, TEXAS PROPERTY CODE**

BEDFORD ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation and property owners association, as defined by Chapter 209, Texas Property Code hereby files this management certificate as required by Section 209.004.

1. The name of the subdivision is: Bedford Estates
2. The recording data for the subdivision as filed in the plat records of Tarrant County, Texas by the North Development Company, Inc. is as follows:
 - a) Plat 1st filing – October 29, 2006, and recorded in Volume 388-109, Page 4 and including initial Restriction Agreement
 - b) Plat 2nd filing – April 25, 1977, and recorded in Volume 388-111, Page 15 and including amended Restriction Agreement
 - c) Plat 3rd filing – July 27, 1977, and recorded in Volume 388-112, Page 87
 - d) Plat 4th filing – July 27, 1977, and recorded in Volume 388-112, Page 88 as modified by a correction plat filed November 9, 1979, in Volume 388-131, Page 61
 - e) Amended and Restated Restriction Agreement in Bedford Estates (all filings) filed for registration on March 26, 2013, at Instrument No. D213074595, Official Records of Tarrant County, Texas.
3. The name of the Association is: Bedford Estates Homeowners Association, Inc.
4. This is a self-managed Association with voluntary annual Association Fees (dues). CCRs, however, are mandatory for all property owners whether they reside in Bedford Estates or choose to pay the voluntary dues.
5. Members of the Board of Directors change from time to time. Current contact information is included on the website at www.bedfordestates.org
6. Other information/documentation the Association considers pertinent:
 - a) Articles of Incorporation filed with the Secretary of State on April 03, 1997. File number 00235402373 and filed on the website.

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- b) Current by-laws as approved by the membership and effective January 1, 2021; filed on the website.
- c) Rules and Regulations filed for registration on April 13, 2022, at Instrument No. D222095443, Official Records of Tarrant County, Texas
- d) Contract Procurement Policy filed for registration on April 13, 2022, at Instrument No. D222095442, Official Records of Tarrant County, Texas.
- e) Exercise of Architectural Review Authority filed for registration on April 13, 2022, at Instrument No. D222095444, Official Records of Tarrant County, Texas.
- f) Guidelines for Conducting Hearings filed for registration on April 13, 2022, at Instrument No. D222095441, Official Records of Tarrant County, Texas.
- g) Permitted Policies and Guidelines filed for registration on February 22, 2023, at Instrument No. D223028154, Official Records of Tarrant County, Texas.

Prospective purchasers are advised to independently examine the Declarations (CCRs), By-laws and all other governing documents of the Association. The purpose of this document is to provide information sufficient for a title company to correctly identify every publicly recorded document affecting the subdivision.