

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
THE PROPERTY OWNERS ASSOCIATION AT BENT TREE, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF KENDALL §

The undersigned, being the Managing Agent for The Property Owners Association at Bent Tree, Inc. ("Association") 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 Bent Tree.
2. Name of Association: The name of the Association is The Property Owners Association at Bent Tree, Inc.
3. Recording Data for the Subdivision:
 - a. Bent Tree, Unit 1, a subdivision in Kendall County, Texas according to the map or plat thereof recorded in Volume 9, Pages 181-184 of the Plat Records of Kendall County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:
 - a. Documents:
 - (1) Bent Tree Declaration of Covenants, Conditions, Easements and Restrictions.
 - b. Recording Information:
 - (1) Kendall County Clerk's File No. 00330749.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is The Property Owners Association at Bent Tree, Inc. c/o RealManage, P.O. Box 803555, Dallas, Texas 75380-3555.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

RealManage Closing Portal
P.O. Box 803555

Dallas, Texas 75380-3555.
 866.473.2573
 bentree@ciramail.com

7. The Association's Dedicatory Instruments are available to Members online at:
www.ciranet.com/residentportal.
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	\$ 375.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00
Working Capital Assessment [Declaration Paragraph 6(i)]	At closing of the conveyance of each Lot to an Owner (other than Declarant or Builder), an Owner shall pay to the Association a fee in the amount of \$975.00.

Resale certificates are requested via the RealManage Closing Portal at www.realmanage.com/closingportal.

Executed on this 23 day of August, 2023.

THE PROPERTY OWNERS ASSOCIATION
 AT BENT TREE, INC.

By: RealManage, Managing Agent

By: [Signature]
 Printed: Renan Fidalco
 Its: Vice 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 §
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COUNTY OF Bexar §



BEFORE ME, the undersigned notary public, on this 23 day of August 2023 personally appeared Ramon Saldaña Managing Agent for The Property Owners Association at Bent Tree, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Mary Melissa Rogers
Notary Public in and for the State of Texas

**Kendall County
Denise Maxwell
Kendall County
Clerk**

Instrument Number: 382931

eRecording - Real Property

MISCELLANEOUS

Recorded On: August 29, 2023 11:21 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

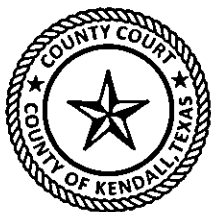
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 382931
Receipt Number: 20230829000017
Recorded Date/Time: August 29, 2023 11:21 AM
User: Grace O
Station: cclerk07

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Kendall County, Texas.**

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell