



AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
PARADISE MEADOWS PROPERTY OWNERS
ASSOCIATION, INC.

The undersigned, being an officer of PARADISE MEADOWS PROPERTY OWNERS Association, 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 PARADISE MEADOWS PROPERTY OWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. , IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS.

1. The name of the subdivision: Paradise Meadows
2. The name of the association: Paradise Meadows Property Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: The Plat of the Subdivision filed under Clerk's Instrument No. 202103277 of the Official Public Records of the County Clerk of Parker County, Texas.
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 as of recording date.
5. The name and mailing address of the Association: Paradise Meadows Property Owners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, 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, 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:
www.paradisemeadowspoa.com
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

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.

**PARADISE MEADOWS PROPERTY OWNERS
ASSOCIATION, INC.,
A Texas non-profit corporation**

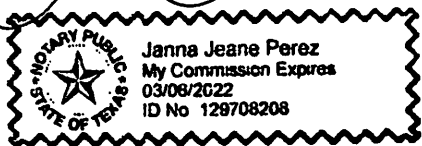
By: *Dawn Kelly*
Name: *Dawn Kelly*
Title: *Property Manager*

STATE OF TEXAS §
 §
COUNTY OF *Tarrant* §

This instrument was acknowledged before me this *9th* day of *December*, 2021 by
Dawn Kelly, *Authorized Agent* of Paradise Meadows Property Owners Association,
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

BEAR COUNTRY AMENDED AND RESTATED
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions, Restrictions, and Easements for Paradise Meadows Property Owners Association, recorded as Document No. 202103278 on 01.25.2021 in the Official Public Records of Parker County, Texas.
2. Paradise Meadows Property Owners Association Production and Copying Policy, recorded as Document No. 202104949 on 02.04.2021 in the Official Public Records of Parker County, Texas.
3. Records Retention Policy, recorded as Document No. 202104950 on 02.04.2021 in the Official Public Records of Parker County, Texas.
4. Payment Plan Policy, recorded as Document No. 202104951 on 02.04.2021 in the Official Public Records of Parker County, Texas.
5. Bylaws, recorded as Document No. 202104952 on 02.04.2021 in the Official Public Records of Parker County, Texas.
6. First Amendment to the Declaration of Covenants, Conditions Restrictions, and Easements , Charges and Liens for Paradise Meadows, recorded as Document No. 202105814 on 02.10.2021 in the Official Public Records of Parker County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202148533
12/13/2021 04:15 PM
Fee: 34.00
Lila Deakle, County Clerk
Parker County, Texas
MANAGECERT