


MARY LOUISE NICHOLSON
COUNTY CLERK

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS’ ASSOCIATION
MANAGEMENT CERTIFICATE FOR
BEAR CREEK RANCH COMMUNITY ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this “Certificate”) is made on behalf of BEAR CREEK RANCH COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (the “Association”).

W I T N E S S E T H:

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions for Bear Creek Ranch Community Association Inc. (the “Declaration”), was filed on December 30, 2011 and is recorded as Instrument No. 201100341166 in the Official Public Records of Dallas County, Texas, which Declaration, as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. **Name of the Subdivisions.** The subdivision is known generally as Bear Creek Ranch Community Association Inc., and the plats for said subdivision are denominated as follows: Bear Creek Ranch.

2. **Name and Mailing Address of the Association.** The name of the Association is Bear Creek Ranch Community Association Inc., The mailing address for the Association is 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.

3. **Recording Data for the Subdivision.** The recording data for each plat in the subdivision is described as instrument No. 200513800234, in the Official Public Records of Tarrant County, Texas.

4. **Recording Data for the Declaration.** The Declaration is recorded as Instrument No. 201100341166 in the Official Public Records of Dallas County, Texas, as amended by instruments recorded as instrument No.201400078304, 20070275315, 2021-202100059823 in the Official Public Records of Dallas County, Texas.

5. **Name of and Contact Information for the Managing Agent of the Association.** The Association’s managing agent is Essex Association Management L.P., 1512 Crescent Dr. Suite 112 Carrollton, TX 75006.; telephone 972-428-2030; facsimile 469-342-8205; and email Ron@essexhoa.com.

6. **Website.** The Association’s website may be found at bearcreekranchhoa.com.

7. **Fees Due Upon Property Transfer.** The maximum fees to be charged relating to a property transfer are: (i) \$375 as resale disclosure/estoppel fee; (ii) The maximum fee to be charged for transfer is \$450; (iii) The maximum resale fees to be charged for a resale certificate/estoppel update; is \$75; (iv) The maximum fees to be charged for a rush fee is \$200; (v) The maximum fees to be charged for a Lender Questionnaire – Standard is \$225; (vi) The maximum fees to be charged for a Lender Questionnaire – Custom is \$275; (vii) a maximum fee of \$2,500 Working Capital/Reserve Fee; and (viii) a maximum fee of \$450 transfer fee following a trustee sale or foreclosure.

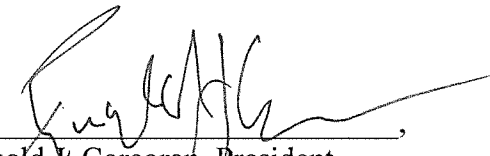
8. **Resale Certificates.** Resale Certificates may be requested by contacting the Association c/o Abby@essexhoa.com.

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed on behalf of the Association in compliance with Section 209.004 of the Texas Property Code, and serves to replace all Management Certificates previously filed by the Association.

ASSOCIATION:

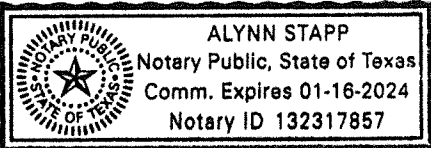
**BEAR CREEK RANCH HOMEOWNERS
ASSOCIATION INC.**

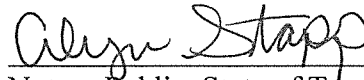
a Texas non-profit corporation

By: 
Ronald J. Corcoran, President,
Essex Association Management L.P.,
Its Managing Agent

STATE OF TEXAS §
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This instrument was acknowledged before me on the 23 day of August, 2021, by Ronald J. Corcoran, President of Essex Association Management L.P., the Managing Agent for the Managing Agent for Bear Creek Ranch Community Association Inc., a Texas non-profit corporation.




Notary Public, State of Texas