

AFTER RECORDING RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
HERITAGE LAKES AT BEAR CREEK HOMEOWNERS ASSOCIATION**

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "*Certificate*") is made on behalf of HERITAGE LAKES AT BEAR CREEK HOMEOWNERS ASSOCIATION, a Texas non-profit corporation (the "*Association*").

W I T N E S S E T H :

WHEREAS, Pulte Homes of Texas, L.P., a Texas limited partnership, as Declarant, executed and placed of record that certain Declaration of Covenants, Conditions and Restrictions for Heritage Lakes Phase One, recorded on January 6, 2003, and in Volume 2003003, Page 5339, *et seq.* in the Official Public Records of Dallas County, Texas (the "*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 Subdivision. The name of the subdivision(s) which are the subject of the Declaration are Heritage Lakes, Phase 1, Phase 2, and Phase 3.
2. Name and Mailing Address of the Association. The name of the Association is Heritage Lakes at Bear Creek Homeowners Association, and its mailing address is c/o RealManage, P.O. Box 803555, Dallas, Texas 75380.
3. Recording Data for the Subdivision. The recording data for the subdivision are those certain maps or plats for the Heritage Lakes, located in the City of Glenn Heights, Dallas County, Texas, recorded in Volume 2002136, Page 49 (Phase 1), Volume 2004011, Page 22 (Phase

2), and Volume 111611, Page 2006 (Phase 3), and any amendments thereof or supplements thereto recorded in the Official Public Records of Dallas County, Texas.

4. Recording Data for the Declaration. The recording data for the Declaration is Volume 2003003, Page 5339, *et seq.*, and along with any and all amendments and supplements thereto, recorded in the Official Public Records of Dallas County, Texas.

5. Name and Contact Information for the Association or the Managing Agent of the Association. The Association's managing agent is RealManage, P.O. Box 803555, Dallas, Texas 75380, phone number (866) 473-2573, fax number (866) 919-5696, and email LAKEBEAR@ciremail.com.

6. Website. The Association's website may be found at www.realmanage.com, www.realmanage.com/homeowner-resident-services, and www.ciranet.com/ResidentPortal.

7. Fees Due Upon Property Transfer. Fees charged relating to a property transfer are as follows:

Description	Fee
Resale Certificate	\$ 310.00
Transfer Fee	\$ 325.00
Refinance Fee	\$ 250.00

8. Resale Certificates: Resale Certificates may be requested by contacting the Association c/o RealManage via www.realmanage.com or www.realmanage.com/closingportal. The telephone number for RealManage is (866) 473-2573. Alternatively, you may contact the office for RealManage at P.O. Box 803555, Dallas, Texas 75380.

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. This Certificate shall serve to take the place of all Management Certificates previously filed on behalf of the Association.

ASSOCIATION:

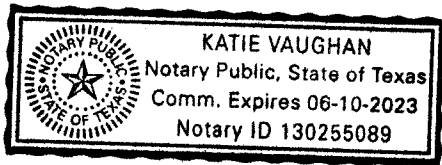
**HERITAGE LAKES AT BEAR CREEK
HOMEOWNERS ASSOCIATION,
a Texas non-profit corporation**


By: RealManage
Its: Managing Agent

By: 
Lauren Dantuono, Community Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 23rd day of August 2021,
by Lauren Dantuono, Community Manager with RealManage, the Managing Agent of Heritage
Lakes at Bear Creek Homeowners Association, a Texas non-profit corporation.




Notary Public, State of Texas

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100254056

eRecording - Real Property

Recorded On: August 25, 2021 02:41 PM

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: 202100254056
Receipt Number: 20210825000873
Recorded Date/Time: August 25, 2021 02:41 PM
User: Kevin T
Station: CC15

Record and Return To:

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**STATE OF TEXAS
COUNTY OF DALLAS**

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX