

The Sanctuary at Bear Creek Association, Inc.

Property Owners' Association Management Certificate

As Required by Section 209.004, Texas Property Code

This certificate updates and replaces any previously recorded management certificate for this subdivision, such as instrument recorded as D221045308, D216018617 and D215087067

1. Subdivision information. The Sanctuary at Bear Creek is a phased addition to the City of Fort Worth, Texas, according to the plats thereof recorded in the Plat Records of Tarrant County, Texas, such as the initial plats:

- Phase 1: recorded on December 5, 2014, as Document No. D214264349
- Phase 2: recorded on November 6, 2015, as Document No. D215252163

2. Declaration information. This subdivision is subject to the Declaration of Covenants, Conditions & Restrictions for The Sanctuary at Bear Creek, recorded on March 2, 2015, as Document No. D215040346, Real Property Records, Tarrant County, Texas, as it may be amended or supplemented from time to time, such as the instrument recorded December 29, 2015, as Document No. D215288877.

3. Name of property owners association. The Sanctuary at Bear Creek Association, Inc.

4. How to contact the association through its managing agent.

The Sanctuary at Bear Creek Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254
Phone: 214-871-9700
Website: www.fsresidential.com
Email Address: Mgmt-CertificateTX@fsresidential.com
Community Website: <https://SanctuaryatBearCreek.connectresident.com>
Resale Disclosure Package: \$375.00
Homeowner Setup/Unit Transfer: \$295.00

5. Purpose. The purpose of the Property Owners' Association Management Certificate is to provide information sufficient for a title company to correctly identify the subdivision and to contact its governing association. 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. No person should rely on this Management Certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision.



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Fees: \$23.00

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
SUBMITTER: FIRSTSERVICE RESIDENTIAL TEXAS

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Signed this 9 day of Dec 2022

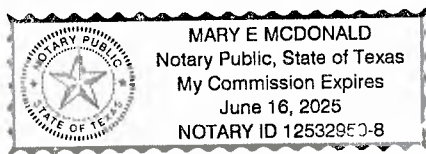
The Sanctuary at Bear Creek Association, Inc., a
Texas property owners' association

By: 

Lisa Cunningham, Senior Vice President
FirstService Residential Texas, Managing Agent

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on this 9 day of Dec 2022 by Lisa
Cunningham on behalf of FirstService Residential, Managing Agent of a Texas property owners'
association, on behalf of said association.




Notary Public, State of Texas

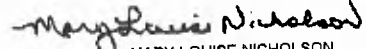
AFTER RECORDING, PLEASE RETURN TO:

The Sanctuary at Bear Creek Association, Inc.
c/o FirstService Residential Texas, Inc., a Texas Corporation, d/b/a FirstService Residential
("FirstService Residential")
14951 North Dallas Parkway, Suite 600
Dallas, Texas 75254



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OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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Fees: \$23.00


MARY LOUISE NICHOLSON
COUNTY CLERK