

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
BEAR CREEK PLANTATION COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §

§

COUNTY OF HARRIS §

BEAR CREEK PLANTATION COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Bear Creek Plantation;
- (2) the name of the Association is Bear Creek Plantation Community Association, Inc.;
- (3) the subdivision is recorded in the Plat Records of Harris County, Texas, as follows:
  - (a) Bear Creek Plantation, Section 1, under Clerk's File No. J574675;
  - (b) Bear Creek Plantation, Section 1 Partial Replat, under Clerk's File No. M126811;
  - (c) Bear Creek Plantation, Section 2, under Clerk's File No. J574676;
  - (d) Bear Creek Plantation, Section 2 Partial Replat, under Clerk's File No. N882518;
  - (e) Bear Creek Plantation, Section 3, under Clerk's File No. P968954;
  - (f) Bear Creek Plantation, Section 4, under Clerk's File No. S877631;
  - (g) Bear Creek Plantation, Section 5, under Clerk's File No. T201090;
  - (h) Bear Creek Plantation, Section 6, under Clerk's File No. T350646;
  - (i) Bear Creek Plantation, Section 7, under Clerk's File No. U084774;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions, Bear Creek Plantation, Section One (1), under Clerk's File No. J405822;
  - (b) Declaration of Covenants, Conditions and Restrictions, Bear Creek Plantation, Section Two (2), under Clerk's File No. J405821;

- (c) Correction of “Declaration of Covenants, Conditions and Restrictions Bear Creek Plantation, Section Two (2)”, under Clerk’s File No. N695167
- (d) Declaration of Covenants, Conditions and Restrictions, Bear Creek Plantation, Section Three under Clerk’s File No. R049497;
- (e) First Amendment to the Declaration of Covenants, Conditions and Restrictions, Bear Creek Plantation, Section Three under Clerk’s File No. R188168;
- (f) Declaration of Covenants, Conditions and Restrictions for Bear Creek Plantation, Section Four, under Clerk’s File No. S906853;
- (g) Declaration of Covenants, Conditions and Restrictions for Bear Creek Plantation, Section Five, under Clerk’s File No. T346653;
- (h) Declaration of Covenants, Conditions and Restrictions for Bear Creek Plantation, Section Six, under Clerk’s File No. T732197;
- (i) Declaration of Covenants, Conditions and Restrictions for Bear Creek Plantation, Section Seven, under Clerk’s File No. U615173;

(5) the name and mailing address of the Association is:

- (a) Bear Creek Plantation Community Association, Inc., c/o KPM Management, P.O. Box 6333, Katy, Texas 77491

(6) the name, mailing address, telephone number, and email address of the Association’s Designated Representative is:

- (a) KPM Management, P.O. Box 6333, Katy, Texas 77491
- (b) (281) 685-3090
- (c) MGMT@KPMmanagement.com

(7) The Association’s website address is:

<https://bcpcai.com/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Transfer Fee - \$285.00;
- (b) Refinance Fee - \$100.00;
- (c) Resale Certificate - \$350.00;

(d) 24 Hour Expedited Fee - \$100.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 22 DAY OF DECEMBER, 2021.

By: [Signature], on behalf of  
KPM Management, Managing Agent for  
Bear Creek Plantation Community Association, Inc.

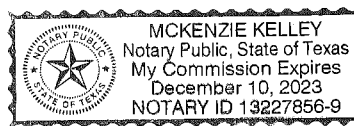
GREG HENRY  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared GREG HENRY, of KPM Management, Managing Agent for Bear Creek Plantation Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 22 day of December, 2021.

**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024



[Signature]  
Notary Public, State of Texas

RP-2021-738340  
# Pages 4  
12/28/2021 01:07 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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