


MARY LOUISE NICHOLSON
COUNTY CLERK

**SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
BAILEY PARK HOMEOWNERS ASSOCIATION, INC.**

The undersigned, being an officer or managing agent of Bailey Park Homeowners Association, Inc., a Texas nonprofit corporation (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 ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATE OF BAILEY PARK HOMEOWNERS ASSOCIATION, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. D222106984 AND D222160991, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.

1. The name of the subdivision: Bailey Park.
2. The name of the Association: Bailey Park Homeowners Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Tarrant County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Bailey Park, recorded under Document No. D222106984 in the Official Public Records of Tarrant County, Texas, as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Bailey Park Homeowners Association, Inc., c/o Vision Communities Management, Inc. ("VCM"), 5757 Alpha Road, Suite 680, Dallas, Texas 75240.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

| | |
|--------------------|---|
| Name: | Bailey Park Homeowners Association, Inc., c/o VCM |
| Mailing Address: | 5757 Alpha Road, Suite 680, Dallas, TX 75240 |
| Attn.: | Amber Anderson |
| Telephone Number:: | (972) 612-2303 |
| Email Address: | amber@vcmtexas.com |

7. Website to access the Association's dedicatory instruments:
<https://baileypark.nabrnetwork.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment (New Home Owner) - \$375.00

Reserve Fund Contribution (New Home Owner) - \$375.00

Reserve Fund Contribution (Resale Owner) – one-half the annual Regular Assessments

Transfer Fee - \$250.00

Resale Certificate Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

BAILEY PARK HOMEOWNERS ASSOCIATION, INC., a
Texas nonprofit corporation

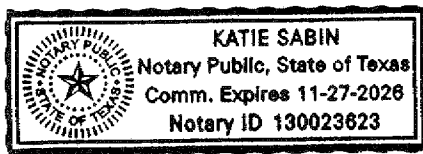
By: [Signature]
Name: Justin Bosworth
Title: Director

STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 2 day of February, 2024
by Justin Bosworth, Director of BAILEY PARK HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]

[Signature]
Notary Public Signature



AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Bailey Park, recorded under Document No. D222106984, Official Public Records of Tarrant County, Texas.
 - (a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Bailey Park, recorded under Document No. D222160090, Official Public Records of Tarrant County, Texas.
2. Bailey Park Community Manual, recorded under Document No. D222110151, Official Public Records of Tarrant County, Texas.
 - (a) Bailey Park First Supplement to Community Manual, recorded under Document No. D224019192, Official Public Records of Tarrant County, Texas
3. Bailey Park Notice of Plat Recordation [Phase 1], recorded under Document No. D222110233, Official Public Records of Tarrant County, Texas.
4. Bailey Park Adoption of Working Capital Assessment, recorded under Document No. D222160173, Official Public Records of Tarrant County, Texas.
5. Bailey Park Adoption of Reserve Fund Contribution, recorded under Document No. D222160174, Official Public Records of Tarrant County, Texas.
6. Bailey Park Notice of Plat Recordation [Phases 2 and 3], recorded under Document No. D223064624, Official Public Records of Tarrant County, Texas.

ATTACHMENT 1

BAILEY PARK HOMEOWNERS ASSOCIATION, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE