

**Denton County
Juli Luke
County Clerk**

Instrument Number: 137506

ERecordings-RP

PROPERTY ASSOC MGMT CERT

Recorded On: December 08, 2025 03:17 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$45.00

******* 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: 137506
Receipt Number: 20251208000575
Recorded Date/Time: December 08, 2025 03:17 PM
User: Calinda B
Station: Station 20

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING RETURN TO:
Judd A. Austin, Jr., Esq.
Henry Oddo Austin & Fletcher
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE FOR
BRADFORD PARK FLOWER MOUND HOMEOWNERS' ASSOCIATION, INC.**

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of November 25th, 2025, by Bradford Park Flower Mound Homeowners' Association, Inc. a Texas non-profit corporation (the "Association").

W I T N E S S E T H

WHEREAS, CalAtlantic Homes of Texas, Inc. a Delaware corporation ("Declarant") has previously placed of record that certain Declarations of Covenants, Conditions, and Restrictions for Bradford Park Flower Mound Homeowners' Association, Inc., dated April 15, 2019 (the "Declaration") recorded in Document No. 2019-40077 of the Real Property Records of Denton County, Texas which Declaration 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 Subdivisions which are subject to the Declaration are set forth in Exhibit A attached hereto.
2. Name of the Association. The name of the Association is Bradford Park Flower Mound Homeowners' Association, Inc.
3. Recording Data for the Subdivision. Recording data for the Subdivisions are set forth in Exhibit A attached hereto.
4. Recording Data for the Declaration. The recording data for the Declaration is Document No. 2019-40077 of the Official Public Records of Denton County, Texas. The recording data for amendments to the Declaration is set forth on Exhibit B attached hereto.

5. Mailing Address of the Association and Contact Information for Managing Agent. The current mailing address for the Association is Bradford Park Flower Mound Homeowners' Association, Inc., c/o Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. The Association's managing agent is Insight Association Management, 2400 Lakeside Blvd, Suite 550, Richardson, TX 75082. Phone number (214) 494-6002, and email address resales@insightam.com.
6. Association Website. The current website for the Association where current versions of the dedicatory instruments are made available is <https://engage.goenumerate.com/s/bradfordparkfm/>.
7. Description and Fees Associated to Transfer of Title. The amount and description of fees charged relating to a transfer of title for the Association are set forth in Exhibit C.

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 take the place of all Management Certificates previously filed by the Association.

ASSOCIATION:

Bradford Park Flower Mound Homeowners' Association, Inc. a Texas non-profit corporation.

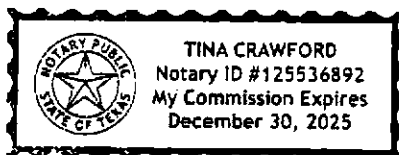
By:


Bruce Crawford, Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 25th day of November, 2025, by Bruce Crawford, Insight Association Management, Managing Agent for Bradford Park Flower Mound Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas




Notary Public Signature

Exhibit A

[Recording Data for the Subdivision]

Plats of Bradford Park Flower Mound Homeowners' Association, Inc. recorded in the Map or Plat Records of Denton County

- **Bradford Park - Phase 1**
Filed in Denton County, Texas
Document No. 2018-281
- **Bradford Park Phase 1 – Plat Amendment**
Filed in Denton County, Texas
Document No. 2018-120669
- **Bradford Park Phase 1 – Plat Amendment**
Filed in Denton County, Texas
Document No. 2018-120667
- **Bradford Park Phase 1 – Plat Amendment**
Filed in Denton County, Texas
Document No. 2018-120666
- **Bradford Park Phase 1 – Plat Amendment**
Filed in Denton County, Texas
Document No. 2018-120668
- **Bradford Park - Phase 2**
Filed in Denton County, Texas
Document No. 2019-415

Exhibit B

[Recording Data for the Declaration]

Amendments to the Declaration for Bradford Park Flower Mound Homeowners' Association, Inc.
recorded with Denton County

- a. Declaration of Covenant, Conditions, and Restrictions for Bradford Park recorded under Document No. 2019-40077, Official Public Records of Denton County, Texas.
- b. Appointment of Directors recorded under Document No. 2019-40182, Official Public Records of Denton County, Texas.
- c. Community Manual recorded under Document No. 2019-40183, Official Public Records of Denton County, Texas.
- d. Amended Declaration recorded under Document No. 2020-173683, Official Public Records of Denton County, Texas.
- e. Partial Assignment of Declarant Rights recorded under Document No. 2020-167395, Official Public Records of Denton County, Texas.
- f. First Amendment to the Bylaws recorded under Document No. 120930, Official Public Records of Denton County, Texas.

Exhibit C

[Description and Fees Associated to Transfer of Title]

Management Fees

1. Premier Resale Disclosure Bundle (TREC Form, Statement of Account, and Association Documents).....\$450.00
2. Resale Disclosure (TREC Form) and Association Documents.....\$375.00
3. Resale Disclosure Update..... \$75.00
4. Transfer Fee..... \$250.00
5. 5 Day Rush Fee.....\$75.00
6. 3 Day Rush Fee.....\$100.00
7. 1 Day Expedited Rush Fee.....\$200.00
8. Custom Questionnaires.....\$165.00
9. Association Questionnaires.....\$125.00

Association Fees

1. Initial Contribution.....\$150.00
2. Reserve Contribution.....\$150.00