



**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
BEAR COUNTRY HOMEOWNERS ASSOCIATION,  
INC.**

The undersigned, being an officer of Bear Country Homeowners Association, Inc. (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 THAT CERTAIN BEAR COUNTRY HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE, RECORDED AS DOCUMENT NO. 201316339, IN THE OFFICIAL PUBLIC RECORDS OF PARKER COUNTY, TEXAS.**

1. The name of the subdivision: Bear Country (Claire Vista)
2. The name of the association: Bear Country Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That real property in Parker County, Texas, as described in Appendix "A" to that certain Declaration of Covenants, Conditions and Restrictions for Bear Country, recorded under Document No. 201316339, Official Public Records of Parker County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Bear Country Homeowners Association, Inc. c/o Property Management Group, LLC, 10340 Alta Vista Road, Fort Worth, TX 76244, Attn: Dawn Kelly.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Property Management Group, LLC
Attn:	Dawn Kelly
Mailing Address:	10340 Alta Vista Road, Fort Worth, TX 76244
Telephone Number:	817.337.1221
Email Address:	DKelly@PropertyManagementGroup.org; CustomerService@PropertyManagementGroup.org

7. Website to access the association's dedicatory instruments: [www.clairevistahoa.com](http://www.clairevistahoa.com)
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Transfer Fee – \$150.00

Resale Certificate Fee - \$250.00

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

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


BEAR COUNTRY HOMEOWNERS ASSOCIATION, INC., a  
Texas non-profit corporation

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Property Manager

STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant   §

This instrument was acknowledged before me this 16<sup>th</sup> day of December, 2021 by  
Dawn Kelly, Authorized Agent of Bear Country Homeowners Association, Inc., a  
Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]

*Janna Jeane Perez*  
Notary Public Signature  


**AFTER RECORDING RETURN TO:**  
**PROPERTY MANAGEMENT**  
**GROUP, LLC**  
**10340 ALTA VISTA ROAD UNIT C**  
**FORT WORTH, TX 76244**  
**DKELLY@PROPERTYMANAGEMENTGROUP.ORG**

BEAR COUNTRY AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

EXHIBIT "A"

**RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS**

1. Declaration of Covenants, Conditions and Restrictions for Bear Country, recorded as Document No. 201316339, Official Public Records of Parker County, Texas.
2. Bear Country/Claire Vista Homeowners Association Covenant Enforcement and Fining Policy, recorded as Document No. 201801458, Official Public Records of Parker County, Texas.

BEAR COUNTRY AMENDED AND RESTATED  
MANAGEMENT CERTIFICATE

Block DocID

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202200160  
01/03/2022 02:15 PM  
Fee: 34.00  
Lila Deakle, County Clerk  
Parker County, Texas  
MANAGECERT