

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**for****DANCING BEAR PROPERTY OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF MEDINA §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Dancing Bear Property Owners' Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Medina County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as "Dancing Bear Ranch" are as follows:

Subdivision Name
Dancing Bear Ranch Unit 1
Dancing Bear Ranch Unit 3
Dancing Bear Ranch Unit 4
Dancing Bear Ranch Unit 5
Dancing Bear Ranch Unit 2-A
Dancing Bear Ranch Unit 2-B
Dancing Bear Ranch Unit 2-C
Dancing Bear Ranch Unit 6-B
Dancing Bear Ranch Unit 7-A
Dancing Bear Ranch Unit 8-A

2. Name of the association.

Dancing Bear Property Owners' Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Medina County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
A Subdivision Plat of Dancing Bear Ranch Unit One	04/14/2003	143119
A Subdivision Plat of Dancing Bear Ranch Unit Two - A	04/26/2004	154487
A Subdivision Plat of Dancing Bear Ranch Unit Two - B	02/04/2005	163088
A Subdivision Plat of Dancing Bear Ranch Unit Two - C	08/10/2005	168901
A Subdivision Plat of Dancing Bear Ranch Unit Three	08/25/2005	169384
A Subdivision Plat of Dancing Bear Ranch Unit Five	11/02/2005	173253

A Subdivision Plat of Dancing Bear Ranch Unit Four	03/10/2006	2006002280
A Subdivision Plat of Dancing Bear Ranch Unit Six – A	07/18/2007	2007006484
A Subdivision Plat of Dancing Bear Ranch Unit Six - B	09/10/2007	2007008200
A Subdivision Plat of Dancing Bear Ranch Unit Seven - A	09/10/2007	2007008201
A Subdivision Plat of Dancing Bear Ranch Unit Eight - A	03/28/2008	2008002743
Dancing Bear Ranch Subdivision 317 6B and 321 6B	01/27/2015	2015000565
Dancing Bear Ranch Replat of Lot 426 Establishing Lots 426A & 426B, Other: lot: 426B	04/15/2021	2021003978
A Subdivision Plat of Dancing Bear Ranch Lake Estates	07/21/2021	2021007945

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Medina County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
Amended and restated Declaration of Covenants, conditions and Restrictions Dancing Bear Subdivision	02/07/2005	163166
1 st Amendment to amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	05/16/2006	2006004266
2 nd Amendment and Supplement to Amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	04/17/2009	2009002447
3 rd Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	09/02/2009	2009006137
4 th Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	11/04/2009	2009007504
2 nd Amendment to Amended and Restated Declaration of covenants, Conditions and Restrictions Dancing Bear Subdivision	09/24/2010	2010005949
3 rd Amendment to Amended and Restated Declaration of Covenants, conditions and Restrictions Dancing Bear Subdivision	11/10/2011	00191638
3 rd Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions Dancing Bear Subdivision	11/14/2011	011007357

5. Name and mailing address for the association.

Dancing Bear Property Owners' Association, Inc.
c/o C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
465 Bear Springs Road
Pipe Creek, TX 78063-3178

Telephone: 210-490-0000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 20th day of December, 2023.

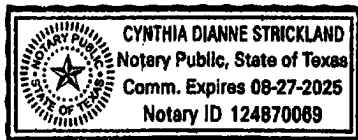
Dancing Bear Property Owners' Association, Inc.
By: C.I.A. Services, Inc., Managing Agent



Brandi Brack, Community Manager

STATE OF TEXAS §
 §
COUNTY OF MEDINA §

BEFORE ME, the undersigned notary public, on this 20th day of December, 2023 personally appeared Brandi Brack Community Manager for C.I.A. Services, Inc., Managing Agent for Dancing Bear Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

After recording, please return to:
C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178

**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2023011123

eRecording - Real Property

CERTIFICATE

Recorded On: December 20, 2023 11:43 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

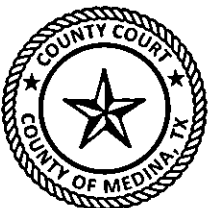
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023011123
Receipt Number: 20231220000016
Recorded Date/Time: December 20, 2023 11:43 AM
User: Jaylen P
Station: cccash2

Record and Return To:

CSC



**STATE OF TEXAS
MEDINA COUNTY**

**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 Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX

