

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
THE CONDOMINIUMS OF BENT TRAIL, INC.**

STATE OF TEXAS                   §  
  §       **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTY OF COLLIN           §

Pursuant to the provisions of Section 82.116 of the Texas Uniform Condominium Act, the undersigned property owners' association hereby records this Management Certificate for The Condominiums of Bent Trail, Inc. This instrument corrects, amends, restates, and entirely replaces all management certificates for this subdivision that were previously recorded in the Real Property Records of Collin County, Texas.

1. The name of the community is The Condominiums of Bent Trail.
2. The name of the association is The Condominiums of Bent Trail, Inc.
3. The location of the community is 6220 Bentwood Trail, Dallas, TX 75252
4. The recording data for the Declaration is as follows:

Instrument

Condominium Declaration and Bylaws for The Condominiums of Bent Trail, Inc.

Recording Data

See (i) Amended and Restated Declaration and Master Deed – The Condominiums of Bent Trail, filed of record on February 23, 1987, and recorded on February 24, 1987, as Instrument No. 19870223000119940, at Volume 7, Page 375 et seq., in the Real Property records of Collin County, Texas and (ii) Amended and Restated Declaration and Master Deed – The Condominiums of Bent Trail II-III, filed of record on February 23, 1987, and recorded on February 24, 1987, as Instrument No. 19870223000119950, at Volume 7, Page 431 et seq., in the Real Property records of Collin County, Texas.

5. The name and mailing address of the association:

The Condominiums of Bent Trail, Inc.  
c/o ATB Community Management, Inc.  
P.O. Box 794367  
Dallas, TX 75379

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative is as follows:

Jordan Bailey  
c/o ATB Community Management, Inc.  
P.O. Box 794367  
Dallas, TX 75379  
972-346-8092  
[jbailey@atbcm.com](mailto:jbailey@atbcm.com)

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is:

<https://atbcm.vmsclientonline.com>

8. The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision is as follows:

Resale Certificate Fee:	\$375.00
Expedited Fee-Delivery within 48 Hours	\$500.00
Rush Fee-Delivery within 72 Hours	\$450.00
Transfer Fee	\$250.00

IN WITNESS WHEREOF this Condominium Association Management Certificate is hereby executed by its duly authorized agent on this 17<sup>th</sup> day of April, 2025.

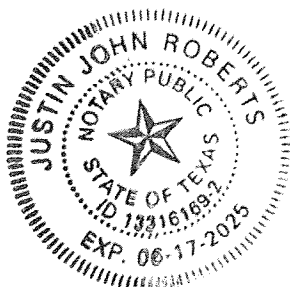
**The Condominiums of Bent Trail, Inc.**  
a Texas non-profit corporation

By: Jordan Bailey  
Its: Duly Authorized Agent

#### ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 17 day of April, 2025  
By JORDAN BAILEY, of The Condominiums of Bent Trail, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Justin John Roberts  
Notary Public in and for the State of Texas  
My Commission Expires: 06-17-2025

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2025000072160

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 10, 2025 08:13 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$29.00

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**\*\*\*\*\* 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: 2025000072160  
Receipt Number: 20250609000741  
Recorded Date/Time: June 10, 2025 08:13 AM  
User: Patricia B  
Station: Station 9

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**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 Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX