

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE FOR
BEAR CREEK MAINTENANCE ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Bear Creek Maintenance Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the association is Bear Creek Maintenance Association, Inc.;
- (2) The subdivision name(s), and recording data, recorded in the Map Records of Harris County, Texas, are as follows:
 - (a) Bear Creek Village, Section 14, under Clerk's Film Code No. 296046, Clerk's File No. G578901;
 - (b) Bear Creek Village, Section 15, under Clerk's Film Code No. 306067, Clerk's File No. H294268;
 - (c) Feste Park at Bear Creek Village (being a replat of portions of Bear Creek Village, Sections 14 and 15) under Clerk's Film Code No. 347077, Clerk's File No. M930435;
- (3) The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions, Bear Creek Village, Section Fourteen, under Clerk's File No. H273598;
 - (b) Declaration of Covenants, Conditions and Restrictions, Bear Creek Village, Section Fifteen, under Clerk's File No. H885459;
 - (c) Annexation Agreement, under Clerk's File No. H965128;
- (4) the name and mailing address of the Association is Bear Creek Maintenance Association, Inc., c/o Graham Management, 2825 Wilcrest Drive, Ste. 600, Houston, Texas 77042.
- (5) the name, mailing address and telephone number of the Association's Designated Representative is:

(a) Graham Management, 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042

(b) (713) 334-8000

(c) graham@grahammanagementhouston.com

(6) The Association's website address is:

<http://www.grahammanagementhouston.com/Communities/Bear%20Creek%20MA/bearcreekma.html>

(7) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$375.00

(b) Resale Certificate Update - \$75.00

(c) Transfer Fee - \$300.00

(d) Refinance Fee - \$275.00

(e) Payoff Quotation Request - \$125.00

(f) Rush Fee - \$150.00

(g) DRV Inspection - \$250.00

(8) 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 or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 26th DAY OF January, 2023.

By: Karla Weeden, on behalf of
Graham Management, Managing Agent for
Bear Creek Maintenance Association, Inc.

Karla Weeden
Print Name

STATE OF TEXAS

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COUNTY OF HARRIS

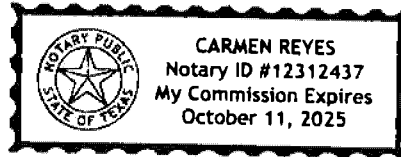
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BEFORE ME, the undersigned authority, on this day personally appeared Karla Wooden, of Graham Management, Managing Agent for Bear Creek Maintenance Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 26th day of January, 2023.

Carmen Reyes
Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



RP-2023-28452
Pages 4
01/27/2023 08:23 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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