

**MANAGEMENT CERTIFICATE FOR
BEAR CREEK COUNTRY ESTATES HOMEOWNERS ASSOCIATION**

The undersigned, being a Director of the Board for Bear Creek Country Estates Homeowners Association (hereinafter referred to as "Association"), a non-profit corporation organized and existing under the laws under the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code.

1. Name of the Subdivision:

Bear Creek Country Estates

2. Name of the Association:

Bear Creek Country Estates Homeowners Association

3. Recording data for the subdivision:

re: Williamson County's Clerk Document (referred to as "WCCD")

Plats:

WCCD: 2000013332 Original

WCCD: 2001052137 Resubdivision of Lots 4, 7, 28

WCCD: 2002042324 Resubdivision of Lots 4C, 7, 28

WCCD: 2005030935 Amended Lots 10, 11, 12

Deed:

WCCD: 200084633 (HOA Park to BCCE HOA)

4. Recording data for the dedicatory instrument(s):

Declaration of Covenants, Conditions and Restrictions (referred to "DCCR")

WCCD: 200012604 Original filing

WCCD: 2005028235 Amendments 2005

WCCD: 2024019108 Amendment to Restriction 3.04

WCCD: 2024087228 Amendments 2024

Bylaws

WCCD: 2008077197 Amendment to Article IV 4.1, VIII 8.1, DCCR 2.07

WCCD: 2024019108 Amendment Article III 3.3

Policies

WCCD: 2024087227 Records Retention & Production Policy

WCCD: 2024089388 Violations Enforcement Resolution Policy

5. Name and mailing address of the Association:

Bear Creek Country Estates Homeowners Association

240 Shady Oaks Trail

Liberty Hill, TX 78642

6. Representative information managing the Association:

Holly Bartosh

Director, Bear Creek Country Estates Homeowners Association

165 Creekside Drive, Liberty Hill TX 78642

512-791-5016

hbartosh@yahoo.com

7. Website to access the Association's dedicatory instruments:

(in accordance with Section 207.006, Texas Property Code)
<https://www.bearcreektx.org/p/Bylaws-DCCRs>

8. Fee(s) Charged by the Association upon the sale or transfer of Property:

Resale Certificate: \$200.00 or more not to exceed the maximum allowable rate
Administrative new homeowner transfer fee: \$75.00

9. Other information the Association considers appropriate:

- o Regular Assessment for All Lots - Original amount set at \$100 per Lot, per year
- o Private Roadway Assessment for Lots located on Shady Oaks Trail and Creekside Drive, assessment is \$25/acre per Lot, per year

Holly A. Bartosh

 HOLLY A. BARTOSH

STATE OF TEXAS

COUNTY OF WILLIAMSON

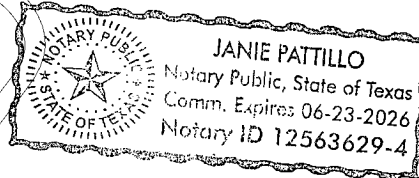
This instrument was acknowledged before me on the 12 day of November 2024, by

Nancy E. Rister

 Nancy E. Rister, President of the Association.

Janie Pattillo

 Notary Public in and for the State of Texas



① Holly Ann Bartosh
 105 Creekside Drive
 Liberty Hill, TX 78642

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS 2024089789

PMC Fee: \$29.00
 11/12/2024 10:30 AM AMCCOY



Nancy E. Rister
 Nancy E. Rister, County Clerk
 Williamson County, Texas