


MARY LOUISE NICHOLSON
COUNTY CLERK

MANAGEMENT CERTIFICATE OF
VILLAS AT BEDFORD CONDOMINIUMS

Pursuant to Texas Property Code §82.116, Villas at Bedford Condominiums hereby files this Management Certificate, and would show in accordance therewith:

1. The name of the Condominium is VILLAS AT BEDFORD CONDOMINIUMS.
2. The name of the Association is VILLAS AT BEDFORD CONDOMINIUM ASSOCIATION.
3. The location of the Condominium is 2200 to 2231 Field Ln and 2208 to 2231 Countryside Dr. and 2301 to 2331 Jennifer Ln., Bedford Texas 76021.
4. The Recording Data for the Declaration is filed for record as the Declaration Creating and Establishing a Condominium Regime under the Texas Uniform Condominium Act for VILLAS AT BEDFORD CONDOMINIUMS recorded, and amended, as Instruments Nos. D199035875, D199169943, D199241662, D199296360, D200190047, D203321931, D299989486 in the Official Records of Tarrant County, Texas
5. The name and mailing address of the Association:

Villas at Bedford Condominium
C.o CG3 Property Services, LLC
PO Box 3159
Burleson, Texas 76097
(817) 201-5138
Email: tammycombs03@gmail.com

6. The name and mailing address of the person or entity managing the Association, or the Association's designated representative:

CG3 Property Services, LLC
PO Box 3159
Burleson, Texas 76028
(817) 201-5138
Email: tammycombs03@gmail.com

7. Website Address of the Association: www.villasatbedford.com.

8. The amount and description of the fees and other charges charged by the Association in connection with a property transfer:

Description	Fee
Resale Certificate	\$250.00
Transfer Fee	\$75.00
Update Fee	\$50.00
Refinance Fee	\$100.00

9. Other Information the Association considers appropriate:

Prospective purchasers are advised to independently examine the Declaration, By-Laws, Amendments thereto and all other governing documents of the Association, as well obtaining an official Resale Certificate and inspecting the premises prior to purchase.

SIGNED this 25th day of August, 2023.

Villas At Bedford Condominium

By: 

Tammy Combs, Authorized Representative

STATE OF TEXAS

COUNTY OF TARRANT

This instrument was acknowledged before me by TAMMY COMBS, the duly authorized agent for the foregoing Association on the 25TH day of AUGUST, 2023.



Notary Public, State of Texas

AFTER FILING RETURN TO:
Villas At Bedford Condominium
c/o Richard Combs
PO Box 3159
Burleson, Texas 76097

