Denton County
Juli Luke
County Clerk

Instrument Number: 46531

ERecordings-RP

MISCELLANEOUS

Recorded On: May 08, 2023 11:15 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $42.00

********** **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:	46531
Receipt Number:	20230508000343
Recorded Date/Time:	May 08, 2023 11:15 AM
User:	Linda N
Station:	Station 44

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF DENTON

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 Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
BRIDLEWOOD HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF DENTON §

The undersigned, being the Managing Agent of Bridlewood Homeowners Association, Inc., a nonprofit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Bridlewood.

2. Name of Association: The name of the Association is Bridlewood Homeowners Association, Inc.

3. Recording Data for the Subdivision:

Bridlewood is an addition to the city of Flower Mound in Denton County, Texas. The plats are recorded in the Plat Records of Denton County, Texas as:

a. Remington Park Final Plat recorded on April 26, 1996 in Cabinet M, Page 102
b. Remington Park II Final Plat recorded on July 28, 1997 in Cabinet N, Page 274
c. Remington Park III Final Plat recorded July 28, 1997 in Cabinet N, Page 272
d. Lexington Downs I Final Plat recorded July 28, 1997 in Cabinet N, Page 270
e. Lexington Downs II Final Plat recorded July 31, 1998 in Cabinet P, Page 47
f. Carriage Glenn Plat recorded July 31, 1998 in Cabinet M, Page 252
g. Steeplechase Final Plat recorded April 26, 1996 in Cabinet M, Page 104
h. The Reverse Final Plat recorded August 27, 1998 in Cabinet P, Page 85
i. Balmoral Final Plat recorded August 11, 1998 in Cabinet P, Page 65
j. Belmont Final Plat recorded October 29, 1998 in Cabinet P, Page 223
k. Belmont at Bridlewood II Final Plat recorded September 14, 2000 in Cabinet S, Page 192
l. Bristol Place Recorded August 27, 1998 in Cabinet P, Page 89
m. Bristol Place at Bridlewood II Final Plat recorded September 14, 2000 in Cabinet S, Page 190
n. Coventry Final Plat recorded October 29, 1998 in Cabinet P, Page 224
o. Coventry Phase II Final Plat recorded November 7, 2000 in Cabinet S, Page 285
p. Coventry at Bridlewood III Final Plat recorded September 14, 2000 in Cabinet S, Page 194
q. Coventry at Bridlewood III Amended Plat recorded in Volume 4683, Page 1599 and/or Document No. 00-R0094163 on September 27, 2000
r. Windsor Heights Final Plat recorded November 8, 1996 in Cabinet M, Page 347
s. Bridlewood Farms Final Plat recorded in Cabinet Q, Pages 48-49

4. Recording Data for the Declaration:

All documents are recorded in the Real Property Records of Denton County, Texas.

a. Master Declaration of Covenants, Conditions and Restrictions for Bridlewood, recorded as Document No. 96-R0028182 on April 26, 1996

b. Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Bridlewood, recorded as Document No. 96-R0080148 on November 1, 1996

c. First Amendment to Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Bridlewood, recorded as Document No. 97-R0050517 on June 11, 1997

d. Supplemental Declaration of Covenants for Steeplechase at Bridlewood recorded on March 21, 1995, as Document No. 96-R0028178; First Amendment recorded on November 1, 1996 as Document No. 96-R0080149; Second Amendment recorded on June 11, 1997 as Document No. 97-R0050525; and Third Amendment recorded on July 6, 1998 under Volume 4132, Page 1776

e. Supplemental Declaration of Covenants for Remington Park at Bridlewood recorded on March 21, 1995 as Document No. 96-R0028177; First Amendment recorded on November 1, 1996 as Document No. 96-R0080150; and Second Amendment recorded on June 11, 1997 as Document No. 97-R0050526

f. Supplemental Declaration of Covenants for Carriage Glen at Bridlewood recorded on June 10, 1996, as Document No. 96-R0056591; First Amendment recorded on November 1, 1996 as Document No. 96-R0080151; Second Amendment recorded on June 11, 1997 as Document No. 97-R0050524; and Third Amendment recorded on July 6, 1998 under Volume 4132, Page 1767

g. Supplemental Declaration of Covenants for Windsor Heights at Bridlewood recorded on November 1, 1996 as Document No. 96-R0080152; Amended and Restated on July 23, 1997 as Document No. 97-R0050520

h. Supplemental Declaration of Covenants for Remington Park Phase II recorded on June 11, 1997 as Document No. 97-R0050522

i. Supplemental Declaration of Covenants for Lexington Downs recorded on July 23, 1997 as Document No. 97-R0050521; First Amendment recorded on December 16,1997 as Document No. 97-R0088241; and Second Amendment Recorded on July 6, 1998 under Volume 4132, Page 1762

j. Supplemental Declaration of Covenants for Remington Park Phase II recorded on June 11, 1997 as Document No. 97-R0050513; First Amendment recorded on July 06, 1998 under Volume 4132, Page 1753

k. Supplemental Declaration of Covenants for Lexington Downs Phase II recorded September 15, 1997 under Volume 4144, Page 726; First Amendment recorded on September 15, 1997 under Volume 4144, Page 740

l. Supplemental Declaration of Covenants for Balmoral at Bridlewood recorded on June 3, 1998, under Volume 4151, Page 2184

m. Supplemental Declaration of Covenants for the Reserve at Bridlewood recorded May 31, 1998, under Volume 4163, Page 1636; Amended and Restated recorded on December 20, 2000, under Volume 4747, Page 2398

n. Supplemental Declaration of Covenants for Bristol Place at Bridlewood recorded on May 31, 1998 under Volume 4163, Page 1675

o. Supplemental Declaration of Covenants for Belmont at Bridlewood recorded on May 28, 1998 under Volume 4207, Page 2051; First Amendment recorded on February 8, 1999 under Volume 4282, Page 1697

p. Supplemental Declaration of Covenants for Coventry at Bridlewood recorded on May 28, 1998 under Volume 4207, Page 2089

q. Supplemental Declaration of Covenants for Bridlewood Farms recorded on 02/25/1999 under Volume 4293, Page 520

r. Supplemental Declaration of Covenants for Bristol Place II at Bridlewood recorded on 08/16/2000 under Volume 4674, Page 1611

s. Supplemental Declaration of Covenants for Coventry III at Bridlewood recorded on August 16, 2000 under Volume 4674, Page1668

t. Supplemental Declaration of Covenants for Coventry II at Bridlewood recorded on August 16, 2000, Under Volume 4712, Page 65

5. Name and mailing address of the Association: The name and mailing address of the Association is Bridlewood Homeowners Association, Inc., c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.

6. The Contact Information for the Association's Managing Agent: The name and contact information for the Managing Agent of the Association is Capital Consultants Management Corporation.

   Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024
   Phone Number: 469-246-3500
   Email Address: ccmctx@ccmcnet.com

7. The Association's Dedicatory Instruments are Available to Members Online at www.bridlewoodhoa.org.

8. The Amount and Description of the Fees and Other Charges by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	$375.00
No Title Sale	$125.00
Resale Trustee/Lender Sale	$125.00
Lender Questionnaire Fee-Standard	$50.00
Lender Questionnaire-Fee-Custom	$150.00
Refinance/Lien Estoppel Update	$50.00
Rush Fee	$100.00

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified above.

BRIDLEWOOD HOMEOWNERS ASSOCIATION, INC.
a Texas nonprofit corporation

By: Capital Consultants Management Corporation, Managing Agent

By: Delores Ferguson

Name: Delores Ferguson

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. This Management Certificate should not be relied upon for any purpose other than to provide instruction for identifying and contacting the Association.

STATE OF ~~TEXAS~~ Arizona §
§
COUNTY OF ~~DENTON~~ Maricopa §

RANDA BLY DEUSER
Notary Public - Arizona
MARICOPA COUNTY
Commission # 599985
Expires February 17, 2025

BEFORE ME, the undersigned notary public, on this 8th day of May, 2023, personally appeared Delores Ferguson Managing Agent for the Association of Bridlewood Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Randa Bly Deuser

Notary Public in and for the State of ~~Texas~~ Arizona

Randa Bly Deuser