202503251 MANAGECERT Total Pages: 2

(To be recorded in Real Property Records of Parker County, Texas)

Homeowners of Bedinger Place

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to section 209.004 of the Texas Property Code. This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of Saturday February 1st, 2025 by **Homeowners of Bedinger Place, Inc.**, a Texas nonprofit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for Homeowners of Bedinger Place, Inc. has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Homeowners of Bedinger Place, Inc. (the "Declaration"), filed of record on or about September 3, 1998 (the Declaration) and recorded as document 201325372 in the Real Property Records of ParkerCounty, Texas, which Declaration, as supplemented or amended, including document 487749, is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of Bedinger Place.

WHEREAS, the Association was duly formed on June 16, 1998, as Homeowners of Bedinger Place.

WHEREAS, the Association has caused this certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Bedinger Place.

2. Name of the Association. The name of the Association is Homeowners of Bedinger Place, Inc., located in Parker County, Texas. The mailing address for the Association is Homeowners of Bedinger Place, Inc. % PMI CROSS TIMBERS, 405 State Highway 121 BYP, suite a250, Lewisville, TX 75067.

3. Recording Data for the Subdivision. The Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Parker County Clerk's office.

4. Recording Data for the Declaration. The Declaration for the Association was filed on or about September 3, 1998 (the "Declaration") recorded at Volume 201325372 in the Real Property Records of Parker County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto, including mended and restated Declaration of Covenants, Conditions and Restrictions document 487749. Additional Dedicatory instruments include:
D201805285
D202026451

5. The name and Mailing Address of the Association. The Association's mailing address is:
Homeowners of Bedinger Place, Inc.
% PMI CROSS TIMBERS
405 State Highway 121 BYP, suite a250
Lewisville, TX 75067

6. Name and Mailing Address of the Managing Agent. The Association's managing agent is:
PMI CROSS TIMBERS
405 State Highway 121 BYP, suite a250
Lewisville, TX 75067

7. Manager of the Association. The telephone number for the manager of the Association is (682) 610-3773 and the email address for the manager of the association is: support@pmicrosstimbers.com. The association website is: https://pmict.cincwebaxis.com/BDP

8. Resale Certificates: Resale Certificates may be requested by contacting PMI Cross Timbers at support@pmicrosstimbers.com or directly from https://pmicrosstimbers.condocerts.com/resale/.
Standard delivery is 10 business days.
The cost for Administrative Transfer Fee is $250.00.
The cost for Capital Improvement fee is $100.00
The cost for a Resale Certificate is $300.00.
Rush Fees: $120.00 for 5 business days; $150.00 for expedited 1 day

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

Homeowners of Bedinger Place, Inc., a Texas nonprofit corporation

By: John Mouser
Authorized Representative for
Homeowners of Bedinger Place, Inc.

THE STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 7 day of February 2025 by John Mouser, Authorized Representative for Homeowners of Bedinger Place, Inc., a Texas nonprofit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas:

MARQUINTON MCCRAY
Notary Public, State of Texas
Comm. Expires 03-08-2028
Notary ID 134800517

AFTER RECORDING, PLEASE RETURN TO:
Homeowners of Bedinger Place, Inc.
% PMI CROSS TIMBERS
405 State Highway 121 BYP, suite a250
Lewisville, Texas 75067

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202503251
02/07/2025 10:46 AM
Fee: 29.00
Lila Deakle, County Clerk
Parker County, TX
MANAGECERT