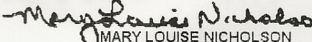


THE STATE OF TEXAS

THE COUNTY OF TARRANT

D223034776

03/03/2023 10:30 AM Page: 1 of 3 Fees: \$27.00  
PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
SUBMITTER: CAROL BROOKS

  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**MANAGEMENT CERTIFICATE PURSUANT TO  
SECTION 209.004, TEXAS PROPERTY CODE**

BEDFORD ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation and property owners association, as defined by Chapter 209, Texas Property Code hereby files this management certificate as required by Section 209.004.

1. The name of the subdivision is: Bedford Estates
2. The recording data for the subdivision as filed in the plat records of Tarrant County, Texas by the North Development Company, Inc. is as follows:
  - a) Plat 1<sup>st</sup> filing – October 29, 2006, and recorded in Volume 388-109, Page 4 and including initial Restriction Agreement
  - b) Plat 2<sup>nd</sup> filing – April 25, 1977, and recorded in Volume 388-111, Page 15 and including amended Restriction Agreement
  - c) Plat 3<sup>rd</sup> filing – July 27, 1977, and recorded in Volume 388-112, Page 87
  - d) Plat 4<sup>th</sup> filing – July 27, 1977, and recorded in Volume 388-112, Page 88 as modified by a correction plat filed November 9, 1979, in Volume 388-131, Page 61
  - e) Amended and Restated Restriction Agreement in Bedford Estates (all filings) filed for registration on March 26, 2013, at Instrument No. D213074595, Official Records of Tarrant County, Texas.
3. The name of the Association is: Bedford Estates Homeowners Association, Inc.
4. This is a self-managed Association with voluntary annual Association Fees (dues). CCRs, however, are mandatory for all property owners whether they reside in Bedford Estates or choose to pay the voluntary dues.
5. Members of the Board of Directors change from time to time. Current contact information is included on the website at [www.bedfordestates.org](http://www.bedfordestates.org)
6. Other information/documentation the Association considers pertinent:
  - a) Articles of Incorporation filed with the Secretary of State on April 03, 1997. File number 00235402373 and filed on the website.



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- b) Current by-laws as approved by the membership and effective January 1, 2021; filed on the website.
- c) Rules and Regulations filed for registration on April 13, 2022, at Instrument No. D222095443, Official Records of Tarrant County, Texas
- d) Contract Procurement Policy filed for registration on April 13, 2022, at Instrument No. D222095442, Official Records of Tarrant County, Texas.
- e) Exercise of Architectural Review Authority filed for registration on April 13, 2022, at Instrument No. D222095444, Official Records of Tarrant County, Texas.
- f) Guidelines for Conducting Hearings filed for registration on April 13, 2022, at Instrument No. D222095441, Official Records of Tarrant County, Texas.
- g) Permitted Policies and Guidelines filed for registration on February 22, 2023, at Instrument No. D223028154, Official Records of Tarrant County, Texas.

*Prospective purchasers are advised to independently examine the Declarations (CCRs), By-laws and all other governing documents of the Association. The purpose of this document is to provide information sufficient for a title company to correctly identify every publicly recorded document affecting the subdivision.*



THE STATE OF TEXAS

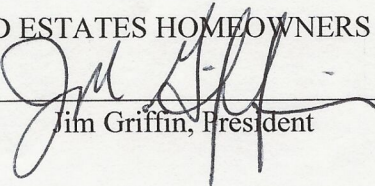
THE COUNTY OF TARRANT

MANAGEMENT CERTIFICATE PURSUANT TO  
SECTION 209.004, TEXAS PROPERTY CODE

Signed this 27 day of February, 2023

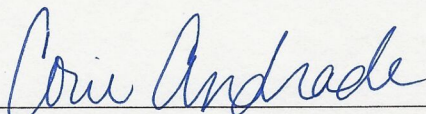
BEDFORD ESTATES HOMEOWNERS ASSOCIATION, INC.

BY: \_\_\_\_\_

  
Jim Griffin, President

The above instrument was acknowledged before me by Jim Griffin, President of Bedford Estates Homeowners, Association, Inc. on this 27<sup>th</sup> day of February, 2023



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

After filing Return to:

Kimberlee Smith  
3904 Candlewick Court  
Bedford, Texas 76021

