

Dallas County
John F. Warren
Dallas County Clerk

ORIGINAL

Instrument Number: 202200287569

eRecording - Real Property

Recorded On: November 04, 2022 11:00 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

***** 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: 202200287569
Receipt Number: 20221103000828
Recorded Date/Time: November 04, 2022 11:00 AM
User: Kevin T
Station: CC18

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DALLAS

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 Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW".

Stewart/125/SWH
BenttreeHOA

Management Certificate

Bent Tree Village No. 3 Homeowners Association, a Texas Nonprofit Corporation and Property Owners' Association as defined by Texas Property Code Chapter 209, hereby files this management certificate pursuant to Texas Property Code 209.004.

- 1. Name of Subdivision:** Bent Tree Village No. 3
- 2. Name of the Association:** Bent Tree Village No. 3 Homeowners Association
- 3. Recording Data for the Subdivision:** Plat recorded as Bent Tree Village No. 3, an addition to the City of Dallas, Dallas County, Texas, at Volume 79201, Pages 1468-1476 (inclusive) of the Real Property Records of Dallas County, Texas.
- 4. Recording Data for the Declaration and Amendments to the Declaration:**
Declaration of Covenants, Conditions and Restrictions for Bent Tree Village No. 3 Subdivision, recorded October 15, 1979 in Dallas County Deed Records Volume 79201, Page 1477.

First Amendment to the Declaration of Covenants, Conditions and Restrictions for Bent Tree Village No. 3 Subdivision filed April 18, 1980 in Dallas County Deed Records Volume 80082, Page 0281.

Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Bent Tree Village No. 3 Subdivision filed June 12, 1989 in Dallas County Deed Records Volume 89133, Page 803.

Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Bent Tree Village No. 3 Subdivision filed December 10, 2005 as Instrument No. 200503618414 in the Official Public Records of Dallas County, Texas.

Fourth Amendment to the Declaration of Covenants, Conditions, and Restrictions for Bent Tree Village No. 3 Subdivision filed October 21, 2022 as Instrument No. 202200276800 in the Official Records of Dallas County, Texas.

Certification for Recordation of Fine and Enforcement Policy for Bent Tree Village No. 3 Subdivision filed October 27, 2022 as Instrument No. 202200281350 in the Official Public Records of Dallas County, Texas.

- 5. Name and mailing address of the Association:**
Bent Tree Village No. 3 Homeowners Association
Post Office Box 797333
Dallas, TX 75379-7333

6. Name, mailing address, telephone number, and e-mail address of the Association's designated representative:

Cindy Petrie Clark
17311 Village Lane
Dallas, TX 75248
214-497-7438
btv3hoa@gmail.com

7. Website address where the Association's dedicatory instruments are available:

<https://www.benttreevillage3hoa.com/>

8. Amount and description of any fees charged by the Association relating to a property transfer in the Subdivision:

\$250.00 Preparation of a standard resale certificate (plus \$50 for RUSH fee)
\$ 30.00 Notary fee for affidavit on Waiver of First Right of Refusal (plus \$50 for RUSH fee)

9. Other information the Association considers appropriate:

SIGNED this 2nd day of November, 2022

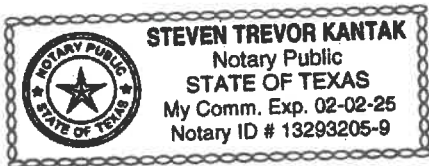
BENT TREE VILLAGE NO. 3 HOMEOWNERS ASSOCIATION

By Cynthia A. Petrie
Cynthia A. Petrie, Board President

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on this 2 day of November, 2022, by Cynthia Petrie, duly authorized agent of Bent Tree Village No. 3 Homeowners Association.



Steven Trevor Kantak
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Cindy Petrie Clark
17311 Village LN
Dallas, TX 75248