



**NOTICE OF FILING: WORKING CAPITALIZATION  
POLICY  
BEAR COUNTRY HOA, INC "KNOWN AS Claire Vista"**

STATE OF TEXAS )  
 )  
COUNTY OF PARKER ) **KNOW ALL MEN BY THESE PRESENTS**

**THIS NOTICE OF DEDICATORY INSTRUMENT FILING FOR BEAR COUNTRY HOA, INC. ("Notice") is made August 7, 2023 by BEAR COUNTRY ("The Association")**

**WITNESSETH:**

**WHEREAS**, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for BEAR COUNTRY**; and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instrument in the real property records of **PARKER County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **BEAR COUNTRY**. subdivision ("Owner").

**NOW THEREFORE**, the **POLICY** hereto as Exhibit "A" are originals and are hereby filed of record in the real property records of **PARKER County**, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

**IN WITNESS WHEREOF**, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

**BEAR COUNTRY HOA, INC. "KNOWN AS  
Claire Vista"**

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Registered Agent

SE

**ACKNOWLEDGMENT**

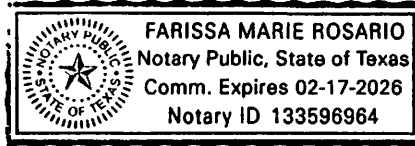
**STATE OF TEXAS**

**COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **BEAR COUNTRY HOA, INC.** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 7<sup>th</sup> day of August, 2024

*Fariessa Marie Rosario*



**Bear Country "Claire Vista" Homeowners  
Association Inc.**

**Capitalization Fee Guidelines**

The Board of Directors of Bear Country Homeowner's Association, Inc (the "Association") hereby adopts the following Capitalization Fee Guidelines.

These guidelines are to be applied during the closing process of a home within Bear Country Homeowners Association. A capitalization fee is a mandatory transfer fee to be collected at the time of a transfer of warranty deed for all closings completed from the time of the recording of these guidelines, with the Parker County Clerk as a public document forward, until otherwise amended.

The Capitalization fee is equal to the yearly dues for Bear Country Homeowners Association for said year of warranty deed transfer. The funds collected are to be used for future capital projects, expenditures, and shortfalls to pay ordinary and necessary expenses exceeding budgeted funding, with Board approval.

Capitalization fee funding can be used in reserve budget preparation for future year projects. Such budgets will be approved in an open meeting, requiring a board motion and formal approval.

The Capitalization fee is a standalone fee. The collected capitalization fee is non-refundable nor can be applied towards annually paid assessments or other charges applied to an owners account. The Capitalization fee will be clearly defined, separate from all other funding through financial reporting and ledger application.

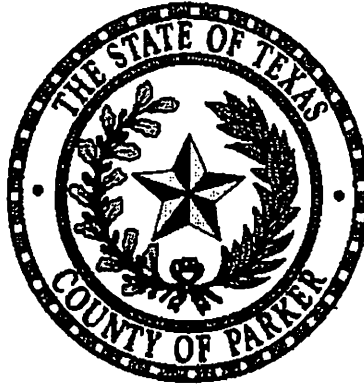
IT IS THEREFORE RESOLVED that these Capitalization Fee Guidelines are effective upon adoption and recordation hereof, to remain in force and effect until revoked, modified or amended.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202422574  
08/29/2024 04:05 PM  
Fee: 33.00  
Lila Deakle, County Clerk  
Parker County, TX  
NOTICE



Parker County  
Lila Deakle, County Clerk  
1112 Santa Fe Drive  
Weatherford, TX 76086  
(817) 594-7461

Receipt: 24-23096

Product	Name	Extended
NOTICE	NOTICE	\$33.00
	Pages	3
	Document #	202422574
	Document Info:	PROPERTY MANAGEMENT GROUP LLC
	Info Above Heading	false
COPY	COPIES	\$1.00
	Number of Copies	1
<b>Total</b>		<b>\$34.00</b>
Tender (CHECK)		\$34.00
Check Number	7828	
Paid By	PROPERTY MANAGEMENT GROUP LLC	

Thank You for Your Business

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