

**MANAGEMENT CERTIFICATE
OF
KNOX LANDING RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Knox Landing Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Knox Landing.
2. The name of the Association: Knox Landing Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Brazos County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Knox Landing, recorded in Document No. 1549399, Official Public Records of Brazos County, Texas, as the same may be amended from time to time (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Knox Landing Residential Community, Inc., c/o BHHS Caliber Realty, 700 University Drive, Suite 108, College Station, Texas 77840, Attn: HOA Department.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Knox Landing Residential Community, Inc. c/o BHHS Caliber Realty
Mailing Address:	700 University Drive Suite 108 College Station, Texas 77840
Attn:	HOA Department
Telephone Number:	979-701-1819
Email Address:	hoa@bhhs caliber.com
7. Website to access the Association’s dedicatory instruments:
Bhhscaliber.com
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - \$100.00

Transfer Fee – 150.00

Resale Certificate Fee – 150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 18 day of February, 2025.

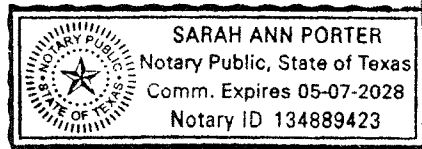
KNOX LANDING RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: Morgan Muñoz
Printed Name: Morgan Munoz
Title: President

STATE OF TEXAS §
 §
COUNTY OF Mtch §

This instrument was acknowledged before me on the 18 day of February, 2025, by Morgan Munoz, President of KNOX LANDING RESIDENTIAL COMMUNITY, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, TX 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Knox Landing, recorded in Document No. 1549399, Official Public Records of Brazos County, Texas, as the same may be amended from time to time.
2. Knox Landing Community Manual, recorded in Document No. 1549793, Official Public Records of Brazos County, Texas, as same may be amended and supplemented from time to time.
3. Knox Landing Adoption of Working Capital Assessment, recorded in Document No. 1549828, Official Public Records of Brazos County, Texas.

ATTACHMENT 1

KNOX LANDING RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1550435

Volume : 19700

ERecordings - Real Property

Recorded On: February 26, 2025 09:43 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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.

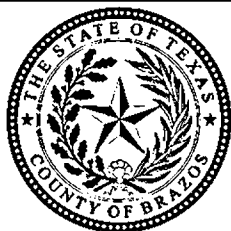
File Information:

Document Number: 1550435
Receipt Number: 20250226000037
Recorded Date/Time: February 26, 2025 09:43 AM
User: Thao C
Station: CCLERK01

Record and Return To:

Simplifile
5072 NORTH 300 WEST

PROVO UT 84604



STATE OF TEXAS
COUNTY OF BRAZOS

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 Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX