

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

In accordance with Texas Property Code section 209.004, Texas Residential Property Owners Protection Act, EDELWEISS GARTENS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Edelweiss Gartens.
2. The name of the association is Edelweiss Gartens Homeowners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the following: Edelweiss Gartens, Phase 1 is described in the Final Plat, recorded in Volume 4488, Page 35, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 2 is described in the Final Plat, recorded in Volume 5229, Page 119, amended in Volume 5838, Page 176 of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 3 is described in the Final Plat, recorded in Volume 5206, Page 192, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 4 is described in the Final Plat, recorded in Volume 5199, Page 287, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 4A is described in the Final Plat, recorded in Volume 7901, Page 151, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 5 is described in the Amended Final Plat, recorded in Volume 6504, Page 274 of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 6 is described in the Final Plat, recorded in Volume 6598, Page 55, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 7 is described in the Final Plat, recorded in Volume 7960, Page 194, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 8 is described in the Final Plat, recorded in Volume 6992, Page 250, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 9 is described in the Final Plat, recorded in Volume 7129, page 279, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 10 is described in the Final Plat, recorded in Volume 8377, Page 56, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 11 is described in the Final Plat, recorded in Volume 8730, Page 136, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 12 is described in the Final Plat, recorded in Volume 7868, Page 30, of the Official Records of Brazos County, Texas. Edelweiss Gartens, Phase 13 is described in the Final Plat, recorded in Volume 9676, Page 106, of the Official Records of Brazos County, Texas.
4. The declaration for Phase One of the subdivision is recorded in Volume 4489, Page 104; Volume 4490, Page 299; Volume 4493, Page 177; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Two of the subdivision is recorded in Volume 4489, Page 104; Volume 5235, Page 75; Volume 5439, Page 1; Volume 9037, Page 131; Volume 12102, Page 63; Volume 15101, Page

Property Owners' Association Management Certificate

42; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Three is recorded in Volume 4489, Page 104; Volume 5211, Page 175; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Four is recorded in Volume 4489, Page 104; Volume 5202, Page 14; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase (4A) is recorded in Volume 4489, Page 104; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Five is recorded in Volume 4489, Page 104; Volume 5829, Page 176; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Six is recorded in Volume 4489, Page 104; Volume 6600, Page 212; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Seven is recorded in Volume 4489, Page 104; Volume 7962, Page 199; Volume 8899, Page 77; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Eight is recorded in Volume 4489, Page 104; Volume 7010, Page 218; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Nine is recorded in Volume 4489, Page 104; Volume 7134, Page 271; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Ten is recorded in Volume 4489, Page 104; Volume 8442, Page 147; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Eleven is recorded in Volume 4489, Page 104; Volume 8735, Page 94; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Twelve is recorded in Volume 4489, Page 104; Volume 7809, Page 290; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas. The declaration for Phase Thirteen is recorded in Volume 4489, Page 104; Volume 9037, Page 131; Volume 9689, Page 225; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas.

5. The name and mailing address for the association are as follows:

Edelweiss Gartens Homeowners Association, Inc.
700 University Drive East, Suite 108
College Station, Texas 77840
Attention: Berkshire Hathaway HomeServices Caliber Realty

6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative are as follows:

Berkshire Hathaway HomeServices Caliber Realty
700 University Drive East, Suite 108
College Station, Texas 77840

979.703.1819
hoa@bhhscaliber.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Texas Property Code section 207.006 is www.bhhscaliber.com/hoa/deedrestrictions/edelweiss-gartens/.
8. The association charges the following fee relating to a property transfer in the subdivision: \$150.00 administration fee.

This certificate amends, restates, supersedes, and replaces any prior Management Certificate filed by this association.

EXECUTED as of the 27 day of October 2023.

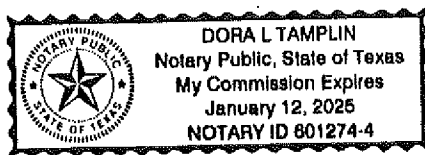
EDELWEISS GARTENS HOMEOWNERS
ASSOCIATION, INC. a Texas nonprofit
corporation

By: Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 27th day of October 2023 by Suzan Reed, Managing Agent of EDELWEISS GARTENS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation and in the capacity therein stated.



Dora L. Tamplin
Notary Public, State of Texas

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1530161

Volume : 19238

ERecordings - Real Property

Recorded On: May 29, 2024 02:19 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 1530161

Receipt Number: 20240529000144

Recorded Date/Time: May 29, 2024 02:19 PM

User: Victoria L

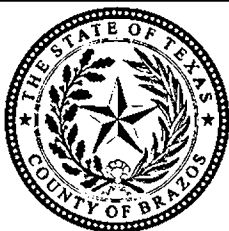
Station: Victoria Limon

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