

**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, EDGEWATER AT AUTUMN LAKE HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Edgewater at Autumn Lake.
2. The name of the association is Edgewater at Autumn Lake Homeowners' Association, Inc., a Texas nonprofit corporation.
3. Phase 1 of the subdivision is described in the plat recorded in Volume 13034, Page 190 of the Official Records of Brazos County, Texas. Phase 1A of the subdivision is described in the plat recorded in Volume 14463, Page 207; as amended by Volume 14474, Page 65 and Volume 14518, Page 81 of the Official Records of Brazos County, Texas. Phase 2 of the subdivision is described in the plat recorded in Volume 14129, Page 77 of the Official Records of Brazos County, Texas. Phase 3 of the subdivision is described in the plat recorded in Volume 16612, Page 236 of the Official Records of Brazos County, Texas. Phase 4 of the subdivision is described in the plat recorded in Volume 15508, Page 4 of the Official Records of Brazos County, Texas.
4. The declaration is recorded in Volume 13077, Page 166; Volume 13166, Page 182; Volume 13195, Page 114, Volume 14141, Page 251; Volume 14525, Page 293; Volume 15092, Page 270; Volume 15686, Page 184; Volume 16658, Page 103; and Volume 16929, Page 175, all of the Official Records of Brazos County, Texas
5. The name and mailing address for the association are as follows:  
  
Edgewater at Autumn Lake 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

*Property Owners' Association Management Certificate*

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/edgewater/](http://www.bhhscaliber.com/hoa/deedrestrictions/edgewater/).
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00.

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

EXECUTED as of the 27 day of October 2023.

EDGEWATER AT AUTUMN LAKE  
HOMEOWNERS' ASSOCIATION, INC. a Texas  
nonprofit corporation

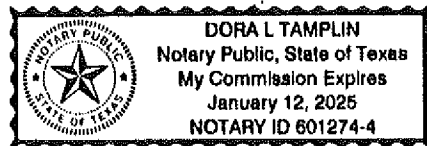
By:

Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 27<sup>th</sup> day of October 2023 by Suzan Reed, Managing Agent of EDGEWATER AT AUTUMN LAKE 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**

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**Instrument Number:** 1530154

Volume : 19238

ERecordings - Real Property

Recorded On: May 29, 2024 01:59 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* 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: 1530154

Receipt Number: 20240529000140

Recorded Date/Time: May 29, 2024 01:59 PM

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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