

**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, BIRD POND ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Bird Pond Estates.
2. The name of the association is Bird Pond Estates Homeowners Association, Inc., a Texas nonprofit corporation.
3. Phase One of the subdivision is described in the plat recorded in Volume 8698, Page 18, in the Official Records of Brazos County, Texas. Phase Two of the subdivision is described in the plat recorded in Volume 8698, Page 17, in the Official Records of Brazos County, Texas.
4. The declaration is recorded in Volume 8381, Page 19, amended in Volume 13993, Page 201 and Volume 14068, Page 261 of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:

Bird Pond Estates 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  
c/o HOA Division  
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/bird-pond-estates/](http://www.bhhscaliber.com/hoa/deedrestrictions/bird-pond-estates/).

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.

BIRD POND ESTATES HOMEOWNERS  
ASSOCIATION, INC. a Texas nonprofit  
corporation

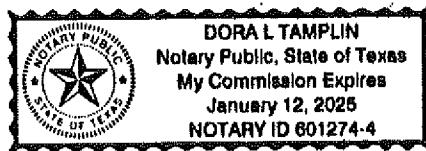
By:

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 BIRD POND ESTATES 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:** 1530199

Volume : 19239

ERecordings - Real Property

Recorded On: May 29, 2024 04:29 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: 1530199

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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