

**MANAGEMENT CERTIFICATE  
OF  
WILKINS VALLEY RESIDENTIAL ASSOCIATION, INC.**

The undersigned, being an officer of Wilkins Valley Residential Association, 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: Wilkins Valley.
2. The name of the Association: Wilkins Valley Residential Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Washington County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Wilkins Valley, recorded in Document No. 2025-1128, Official Public Records of Washington 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: Wilkins Valley Residential Association, Inc., c/o Berkshire Hathaway HomeServices Caliber Realty
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Wilkins Valley Residential Association, Inc. c/o Berkshire Hathaway HomeServices Caliber Realty
Mailing Address:	700 University Dr. Suite 108 College Station, Texas 77840
Attn:	HOA Management
Telephone Number:	979-703-1819
Email Address:	hoa@bhhs caliber.com

7. Website to access the Association's dedicatory instruments:  
<https://bhhs caliber.com/hoa>
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 29 day of May, 20 25.

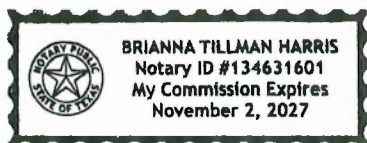
**WILKINS VALLEY RESIDENTIAL  
ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: [Signature]  
Printed Name: Derek Walton  
Title: Vice President

STATE OF TEXAS           §  
  §  
COUNTY OF Brazos           §

This instrument was acknowledged before me on the 29<sup>th</sup> day of May, 2025, by Derek Walton, Vice President of WILKINS VALLEY RESIDENTIAL ASSOCIATION, 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 Wilkins Valley, recorded in Document No. 2025-1128, Official Public Records of Washington County, Texas.
2. Wilkins Valley Community Manual, recorded in Document No. 2025-1734, Official Public Records of Washington County, Texas.
3. Wilkins Valley Adoption of Working Capital Assessment, recorded in Document No. 2025-1733, Official Public Records of Washington County, Texas.
4. Wilkins Valley Adoption of Reserve Fund Contribution, recorded in Document No. 2025-1732, Official Public Records of Washington County, Texas

06/18/2025 11:19 A.M.

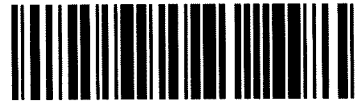
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STATE OF TEXAS

COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the  
date and at the time stamped hereon by me and was duly  
RECORDED in the OFFICIAL RECORDS of  
Washington County, Texas as stamped hereon above time.

NICHOLAS PRENZLER, COUNTY CLERK



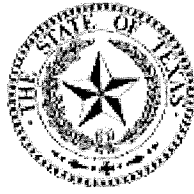
2025-3289



ATTACHMENT 1

WILKINS VALLEY RESIDENTIAL ASSOCIATION, INC.  
MANAGEMENT CERTIFICATE

NICHOLAS PRENZLER  
WASHINGTON COUNTY CLERK  
100 EAST MAIN STREET, SUITE 102  
BRENHAM, TEXAS 77833



Receipt Number : 441571  
Date Paid : 06/18/2025  
Received By : AFaske

<b>Payment Type:</b> Check		<b>Check No :</b> 10507		
<b>Paid Amount :</b> 37.00				
Cost Code	Type	Amount Owed	Amount Paid	Balance Owed
RMP-FILE	OT	10.00	10.00	0.00
OPR ARCH	CL	10.00	10.00	0.00
OPR REC	CL	17.00	17.00	0.00
<b>Totals:</b>		37.00	37.00	0.00

**Paid By :** WINSTEAD  
**Payment Remarks :** 2025-3289

**Original Balance :** 37.00  
**Amount Paid :** 37.00  
**Amount Applied :** 37.00  
**Total Paid :** 37.00  
**Amount Unapplied** 0.00

Received By

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