

### Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Heritage Meadow Owners' Association, Inc., a Texas non-profit corporation (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

- (1) Name of the Subdivision: Heritage Meadow
- (2) Name of the Association: Heritage Meadow Owners' Association, Inc.
- (3) Mailing Address for the Association: 3363 University Dr. East, Suite #215 Bryan, TX 77802
- (4) Recording data for the subdivision:
  - a. The plat is recorded at Volume 16880, Page 202 of the Official Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
  - a. The Declaration of Covenants, Conditions and Restrictions of Heritage Meadow is recorded at Volume 16988, Page 189 of the Official Records, Brazos County, Texas on May 11, 2021.
- (6) Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:
  - a. Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties  
3363 University Dr. East, Suite #215  
Bryan, TX 77802  
(979) 764 - 2500  
hoa@bealbcs.com
- (7) The website address for the Association's dedicatory instruments: [www.bealbcshoa.com](http://www.bealbcshoa.com).
- (8) Fee charged by the Association relating to a property transfer in the subdivision:  
Administration Fee: \$125.00.
- (9) Other information the association considers appropriate:
  - a. The bylaws of the Association were adopted on May 10, 2021 and are recorded at Volume 17151, Page 1 of the Official Records, Brazos County, Texas. They are also available at [bealbcshoa.com](http://bealbcshoa.com) or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.
  - b. The Open Records policy of the Association is recorded at Volume 17515, Page 20 of the Official Records, Brazos County, Texas. They are also available at [bealbcshoa.com](http://bealbcshoa.com) or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.
  - c. The Document Retention policy of the Association is recorded at Volume 17515, Page 25 of the Official Records, Brazos County, Texas. They are also available at [bealbcshoa.com](http://bealbcshoa.com) or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.

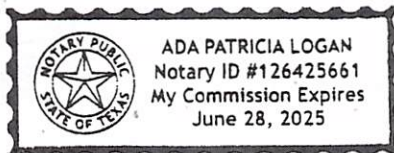
Executed on this 24 day of March, 2022.

Heritage Meadow Owners' Association, Inc.,  
a Texas non-profit corporation

By: B  
CEO  
Title

STATE OF TEXAS       §  
                                  §  
COUNTY OF BRAZOS   §

This instrument was acknowledged before me on the 24 day of March, 2022,  
by Brian McDonald, CEO (title) of Heritage Meadow  
Owners' Association, Inc., a Texas non-profit corporation, on behalf of said entity.



Ada P. Logan  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Jana L. Beddingfield  
Bruchez, Goss, Thornton, Meronoff & Briers, PC  
4343 Carter Creek Parkway, Suite 100  
Bryan, TX 77802  
21-1380:JLB/dp



\*VG-267-2022-1466373\*

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1466373

Volume : 17834

Real Property Recordings

Recorded On: March 31, 2022 12:42 PM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 1466373  
Receipt Number: 20220331000063  
Recorded Date/Time: March 31, 2022 12:42 PM  
User: Mary G  
Station: CCLERK10

**Record and Return To:**

Toni Myers  
3363 University Drive East Ste 215  
  
BRYAN TX 77802



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