

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, BCS BENTWOOD HOMEOWNER'S ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Bentwood.
2. The name of the association is BCS Bentwood Homeowner's Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in Plat recorded in Volume 4833, Page 194 of the Official Records of Brazos County, Texas.
4. The declaration for the subdivision is recorded under Document No. 805185 at Volume 5138, Page 48 of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:

BCS Bentwood Homeowner's 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/bentwood/.
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00.

Property Owners' Association Management Certificate

This Property Owners' Association Management Certificate supersedes any prior Management Certificate.

EXECUTED as of the 25 day of September 2024.

BCS BENTWOOD HOMEOWNER'S
ASSOCIATION, INC., a Texas nonprofit
corporation

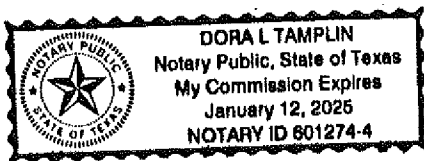
By: Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 25th day of September 2024 by Suzan Reed, Managing Agent of BCS BENTWOOD HOMEOWNER'S 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: 1541758

Volume : 19498

ERecordings - Real Property

Recorded On: October 28, 2024 01:46 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 1541758

Receipt Number: 20241028000079

Recorded Date/Time: October 28, 2024 01:46 PM

User: Cathy B

Station: MXL05128I3

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