

**MANAGEMENT CERTIFICATE**  
*of*  
**OLD BRAESWOOD PROPERTY OWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
                                      §  
COUNTY OF HARRIS     §

This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supercedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

1.     Name of Subdivisions: The names of the Subdivisions comprising Old Braeswood Property Owners Association are Braeswood Section 1, Braeswood Addition, and Braeswood Extension.

2.     Name of Association: The name of the Association is Old Braeswood Property Owners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas:

3.     Recording Data for the Subdivision:

      (i) Braeswood Section 1, real property located in Harris County, Texas, according to the map or plat recorded in Volume 9, Pages 23–25, of the Real Property Records of Harris County, Texas;

      (ii) Braeswood Addition, real property located in Harris County, Texas, according to the map or plat recorded in Volume 16, Page 27, and Volume 16, Page 36, of the Real Property Records of Harris County, Texas;

      (iii) Braeswood Extension, real property located in Harris County, Texas, according to the map or plat recorded in Volume 1163, Page 728, of the Real Property Records of Harris County, Texas

4.     Recording Data for the Declaration and Any Amendments to the Declaration: The Subdivision is subject to those certain Restrictions and amendments thereto recorded in the Real Property Records of Harris County, Texas, at Volume 768, Page 218; Volume 855, Page 550; Volume 5042, Page 447; Volume 1142, Page 262; Volume 1148, Page 629; and Volume 1147, Page 481; and those Restrictions and amendments thereto identified by Clerk's File Nos. X104867, X984839, X984840, RP-2018-183578, and RP-2019-202207 of the Real Property Records of Harris County, Texas.

5. Name and Mailing Address for the Association:

Old Braeswood Property Owners Association, Inc.  
c/o Civic Associates, LLC  
P.O. Box 541346  
Houston, Texas 77254-1346

6. Name, Mailing Address, Telephone Number, and E-Mail Address of the Person Managing the Association or the Association's Designated Representative:

Evalyn L. Krudy  
Civic Associates, LLC  
P.O. Box 541346  
Houston, Texas 77254-1346  
(713) 807-1787  
info@oldbraeswood.com.

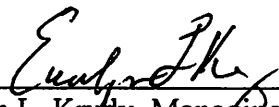
7. Website for the Association: [www.oldbraeswood.com](http://www.oldbraeswood.com)

8. The Amount and Description of a Fee(s) Charged by the Association Relating to a Property Transfer in the Subdivision: All purchasers are directed to contact the Association's manager prior to purchasing or transferring property in the subdivision to obtain a payoff statement and/or resale certificate. All purchasers/transferees are subject to a \$200.00 transfer fee and a \$100.00 resale certificate fee.

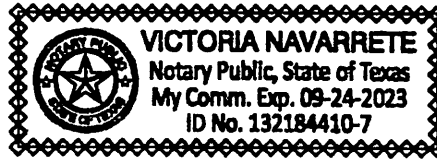
9. Other information the association considers appropriate is as follows:  
Certificate of Incorporation, Articles of Incorporation, Amended Articles of Incorporation and Bylaws of the Association, policy filing are recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. RP- 080-43-166; Certificate of the President Adopting Architectural Guidelines for Old Braeswood Property Owners Association under County Clerk's File No. RP-2019-52189.

Executed on this 19th day of January 2022.

**Old Braeswood Property  
Owners Association**

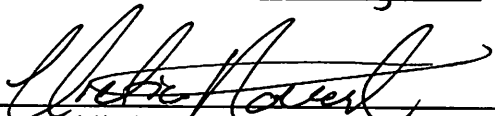
  
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Evalyn L. Krudy, Managing Agent

THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HARRIS   §



BEFORE ME, the undersigned notary public, on this day personally appeared Evalyn L. Krudy, Managing Agent of Old Braeswood Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO ME on this 19 day of January, 2022.

  
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Notary Public in and for the State of Texas

Return to:  
**Civic Associates, LLC**  
P.O. Box 541346  
Houston, Texas 77254-1346