

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, HARTFORD TOWNHOMES OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Hartford Townhomes.
2. The name of the association is Hartford Townhomes Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the plat recorded in Volume 5229, Page 119 of the Official Records of Brazos County, Texas.
4. The declaration is recorded in Volume 5439, Page 1 of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:

Hartford Townhomes Owners 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@bhhs caliber.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.bhhs caliber.com/hoa/deedrestrictions/hartford-townhomes/.
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$190.00.

This certificate amends, restates, supersedes, and replaces any prior Management Certificate filed by this association.

EXECUTED as of the 27 day of October 2023.

HARTFORD TOWNHOMES OWNERS ASSOCIATION,
INC., a Texas nonprofit corporation

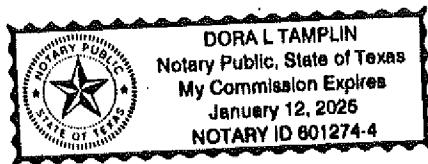
By:

Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 27th day of October 2023 by Suzan Reed, Managing Agent HARTFORD TOWNHOMES OWNERS 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: 1530089

Volume : 19237

ERecordings - Real Property

Recorded On: May 29, 2024 10:29 AM

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: 1530089

Receipt Number: 20240529000065

Recorded Date/Time: May 29, 2024 10:29 AM

User: Thao C

Station: CCLERK01

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