

**MANAGEMENT CERTIFICATE
OF
CHARLESTON MILLS TOWNHOME ASSOCIATION, INC.**

The undersigned, being an officer of Charleston Mills Townhome 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: Charleston Mills Townhomes.
2. The name of the Association: Charleston Mills Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Brazos County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Charleston Mills Townhomes, recorded under Document No. 1521426, Official Public Records of Brazos County, Texas, as same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any Amendments and/or Supplements thereto: The recording data for the Declaration and any Amendments and Supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Charleston Mills Townhome Association, Inc., c/o Arena Realty Group, LLC DBA The Arena Group, P.O. Box 276, Wellborn, Texas 77881.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Charleston Mills Townhome Association, Inc., c/o Arena Realty Group, LLC DBA The Arena Group
Mailing Address:	P.O. Box 276, Wellborn, Texas 77881
Attn.:	Community Manager
Telephone Number:	(979) 721-9794
Email Address:	hoa@charlestonmillstx.com
7. Website to access the Association's Dedicatory Instruments:
<https://charleston-mills.com/hoa/>

8. Amount and description of fees related to property transfer: The Association fees are in the following amounts:


Transfer Fee - \$295.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

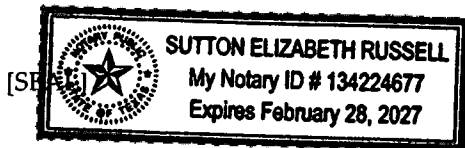
EXECUTED to be effective on the date this instrument is Recorded.

CHARLESTON MILLS TOWNHOME ASSOCIATION,
INC., a Texas nonprofit corporation

By: 
Name: Jasen Coots
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Brazos §

This instrument was acknowledged before me on the 8th day of February,
2024, by Jasen Coots, the President of Charleston Mills Townhome Association, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.




Notary Public Signature

After recording return to:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Charleston Mills Townhomes, recorded as Document No. 1521426, Official Public Records of Brazos County, Texas.
2. Charleston Mills Townhomes Community Manual, recorded as Document No. 1521459, Official Public Records of Brazos County, Texas.

ATTACHMENT 1

MANAGEMENT CERTIFICATE
CHARLESTON MILLS TOWNHOME ASSOCIATION, INC.

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1521471

Volume : 19045

ERecordings - Real Property

Recorded On: February 09, 2024 11:42 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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.

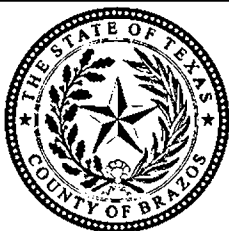
File Information:

Document Number: 1521471
Receipt Number: 20240209000047
Recorded Date/Time: February 09, 2024 11:42 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