

**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, PINEMONT OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Pinemont.
2. The name of the association is Pinemont Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in Document No. 1493865 at Volume 18442, Page 43 of the Official Records of Brazos County, Texas.
4. The declaration for the subdivision is recorded under Document No. 1493902 at Volume 18442, Page 232 of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:  
  
Pinemont 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/pinemont/](http://www.bhhs caliber.com/hoa/deedrestrictions/pinemont/).
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.

PINEMONT OWNER'S ASSOCIATION, INC., a Texas nonprofit corporation

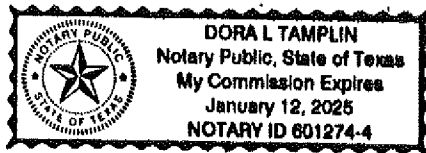
By: Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 29<sup>th</sup> day of September 2024 by Suzan Reed, Managing Agent of PINEMONT 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:** 1541762  
Volume : 19498  
ERecordings - Real Property

Recorded On: October 28, 2024 01:48 PM

Number of Pages: 3

---

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

Total Recording: \$33.00

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

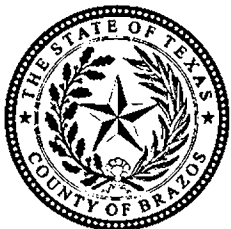
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1541762  
Receipt Number: 20241028000081  
Recorded Date/Time: October 28, 2024 01:48 PM  
User: Cathy B  
Station: MXL0512813

**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