

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
**EMERALD FOREST COMMUNITY IMPROVEMENT ASSOCIATION
DBA EMERALD FOREST HOMEOWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

The undersigned being the Managing Agent for Emerald Forest Community Improvement Association dba Emerald Forest Homeowners Association ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of the Subdivision: The name of the subdivision of Emerald Forest.
2. Name of the Association: The name of the Association is Emerald Forest Community Improvement Association dba Emerald Forest Homeowners Association.
3. Recording Data for the Subdivision:
 - a. Emerald Forest, Phase One (1), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 412, Page 223 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
 - b. Emerald Forest, Phase Two (2), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 453, Page 905 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
 - c. Emerald Forest, Phase Three (3), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 484, Page 657 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
 - d. Emerald Forest, Phase Four (4), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 519, Page 372 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
 - e. Emerald Forest, Phase Five (5), a subdivision in Brazos County, Texas,

according to the map or plat thereof, recorded in Volume 530, Page 663 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.

- f. Emerald Forest, Phase Six (6), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 530, Page 665 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
- g. Emerald Forest, Phase Seven (7), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 605, Page 773 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
- h. Emerald Forest, Phase Eight (8), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 1581, Page 323 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
- i. Emerald Forest, Phase Nine (9), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 2075, Page 91 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
- j. Emerald Forest, Phase Ten (10), a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 2379, Page 333 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
- k. Emerald Forest, Phase 11, a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 4580, Page 196 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
- l. Emerald Forest, Phase 11B, a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 5711, Page 177 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.
- m. Emerald Forest, Phase 11C, a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 5711, Page 176 of the Plat Records of Brazos County, Texas and all amendments to or plats of said maps or plats, if any.

4. Recording Data for the Declarations:*

a. Documents:

- (1) Amended, Restated and Consolidated Declaration of Covenants, Conditions and Restrictions for Emerald Forest,
- (2) First Amended Deed restrictions for Emerald Forest, Phase II, College Station, Texas.
- (3) First Amended Deed Restrictions for Emerald Forest, Phase VI, College Station, Texas.

b. Recording Information:

- (1) Brazos County Clerk's File No. 1503772.
- (2) Brazos County Clerk's File No. 1483952.
- (3) Brazos County Clerk's File No. 1489236.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Emerald Forest Community Improvement Association dba Emerald Forest Homeowners Association c/o Berkshire Hathaway HomeServices, 700 University Dr. East #108, College Station, Texas 77840.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Berkshire Hathaway HomeServices. Address: 700 University Dr. East #108, College Station, Texas 77840. Phone No.: 979.703.1819. Email Address: hoa@bhhs caliber.com
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://bhhs caliber.com/hoa/deedrestrictions/emerald-forest> and/or <https://www.emeraldforesthwa.org/documents/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with the Property Transfer:

Description	Fee
Resale Certificate Fee	\$150.00
Transfer Fee/Admin Fee	\$180.00
Refinance Fee	\$100.00
Rush Fee	\$100.00

Executed on this 14 day of May, 2025.

EMERALD FOREST COMMUNITY IMPROVEMENT
ASSOCIATION DBA EMERALD FOREST
HOMEOWNERS ASSOCIATION

By: Berkshire Hathaway HomeServices, Managing Agent

By: Suzan Reed

Printed: SUZAN REED

Its: HOA MANAGER

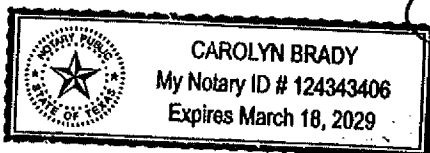
*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS

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COUNTY OF Brazos

BEFORE ME, the undersigned notary public, on this 14th day of May, 2025 personally appeared Suzan Reed, HOA Manager for Berkshire Hathaway HomeServices, Managing Agent for Emerald Forest Community Improvement Association dba Emerald Forest Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same or the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1557325

Volume : 19864

ERecordings - Real Property

Recorded On: May 21, 2025 07:34 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: 1557325

Receipt Number: 20250520000122

Recorded Date/Time: May 21, 2025 07:34 AM

User: Victoria L

Station: Victoria Limon

Record and Return To:

CSC Global

OPTION 3 ON PHONE



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