

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
BARRON CROSSING SUBDIVISION OWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

The undersigned, being the Managing Agent for Barron Crossing Subdivision Owners Association, Inc. ("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 Subdivision: The name of the subdivision is Barron Crossing.
2. Name of Association: The name of the Association is Barron Crossing Subdivision Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Barron Crossing, a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded under Document No. 01243771 of the Official Public Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Barron Crossing.
 - b. Recording Information:
 - (1) Brazos County Clerk's File No. 2016-1275753.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Barron Crossing Subdivision Owners Association, Inc. 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@bhhcaliber.com.

7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://bhhs caliber.com/hoa/deedrestrictions/barron-crossing/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 150.00
Transfer Fee/ Admin Fee	\$ 190.00
Refinance Fee	\$ 100.00
Rush Fee	\$ 100.00
Reserve Assessment [Declaration, Article V, Section 5.10]	A Reserve Assessment is a sum payable to the Association by the purchaser of a Lot upon the transfer of title to the Lot. A Reserve Assessment is due and payable to the Association upon the transfer of title to a Lot. The amount of the Reserve Assessment will be ½ the amount of the Annual Maintenance Charge in effect as of the date of the transfer of title to a Lot. The Reserve Assessment for 2025 is \$1560.00. For future years, the Reserve Assessment must be confirmed with the Association.

Executed on this 22nd day of August, 2025.

**BARRON CROSSING SUBDIVISION OWNERS
ASSOCIATION, INC.**

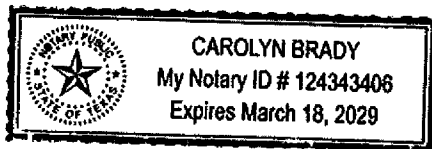
By: Berkshire Hathaway HomeServices, Managing Agent



 Suzan Reed, 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 §
 §
 COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 22nd day of August, 2025 personally appeared Suzan Reed, HOA Manager for Berkshire Hathaway HomeServices, Managing Agent for Barron Crossing Subdivision 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.





 Notary Public in and for the State of Texas

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1565865

Volume : 20067

ERecordings - Real Property

Recorded On: August 28, 2025 08:09 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 1565865

Receipt Number: 20250827000094

Recorded Date/Time: August 28, 2025 08:09 AM

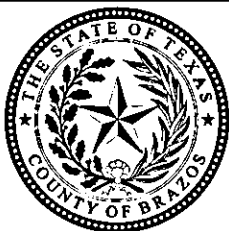
User: Thao C

Station: CCLERK01

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