

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
PECAN GROVE COMMUNITY FOUNDATION**

THE STATE OF TEXAS §
 §
COUNTY OF GRIMES §

The undersigned, being the Managing Agent for Pecan Grove Community Foundation ("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 Pecan Grove.
2. Name of Association: The name of the Association is Pecan Grove Community Foundation.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions of Pecan Grove Subdivision" recorded in the Official Public Records of Real Property of Grimes County, Texas under Clerk's File No. 2025-347725 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Pecan Grove Subdivision.
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Pecan Grove Subdivision.
 - b. Recording Information:
 - (1) Grimes County Clerk's File No. 2025-347725.
 - (2) Grimes County Clerk's File No. 2025-351736.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Pecan Grove Community Foundation 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

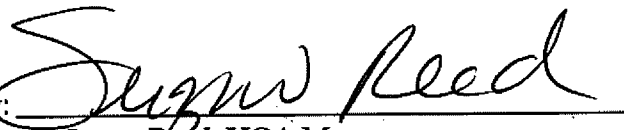
7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://bhhs caliber.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 150.00
Transfer Fee/Admin Fee	\$ 190.00
Refinance Fee	\$ 100.00
Rush Fee	\$ 100.00

Executed on this 14th day of January, 2026.

PECAN GROVE COMMUNITY FOUNDATION

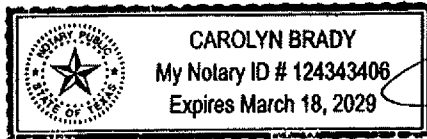
By: Berkshire Hathaway HomeServices, Managing Agent

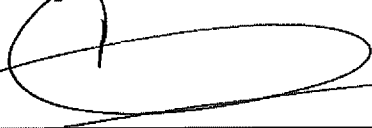
By: 
 Suzan Reed, HOA Manager

*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 14th day of January, 2026 personally appeared Suzan Reed, HOA Manager for Berkshire Hathaway HomeServices, Managing Agent for Pecan Grove Community Foundation, 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 for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

**Grimes County
Barbara Kimich
Grimes County Clerk**

Instrument Number: 352145

eRecording - Real Property

Recorded On: January 15, 2026 08:13 AM

Number of Pages: 4

" 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: 352145
Receipt Number: 20260114000027
Recorded Date/Time: January 15, 2026 08:13 AM
User: Mary H
Station: Clerk03

Record and Return To:

CSC GLOBAL



**STATE OF TEXAS
COUNTY OF GRIMES**

**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 Records of Grimes County, Texas.**

Barbara Kimich
Grimes County Clerk
Grimes County, TX

Barbara Kimich