

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, HUNTERS CROSSING ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Hunters Crossing Estates.
2. The name of the association is Hunters Crossing Estates Property Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the plot recorded under Document No. 00211406 of the Real Property Records of Brazos County, Texas.
4. The declaration is recorded under Document No. 1444841 of the Records of Brazos County, Texas. Volume 17324, Page 186, Supplemented by Document Number 1524588, volume 19111. Plat: Document Number 1443526, Volume 17291, Page 258.
5. The name and mailing address for the association are as follows:
Hunters Crossing Estates Property Owners Association, Inc.
4060 HWY 6 S COLLEGE STATION, TX 77845
979-690-7200
BrazosValleyRealtyHOA@gmail.com
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:
Brazos Valley Realty
4060 HWY 6 S COLLEGE STATION, TX 77845
979-690-7200
BrazosValleyRealtyHOA@gmail.com

7. The website addresses of the Internet websites on which the association's dedicatory instruments are available in accordance with Texas Property Code section 207.006 are <https://www.bv-realty.com/hoa/>

Property Owners' Association Management Certificate

8. The following fees are charged by the Association relating to a property transfer in the Subdivision:
- A. Resale Certificate Fee - \$375.00;
 - B. RUSH fee for Resale Certificate (1 Day) - \$185.00;
 - C. RUSH fee for Resale Certificate (3 Day) - \$150.00;
 - D. RUSH fee for Resale Certificate (5 Day) - \$125.00;
 - E. Transfer Fee - \$275.00;
 - F. Updated Resale Certificate - \$75.00;


Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and area common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 17 day of April, 2025.

Hunters Crossing Estates Property Owners Association

By:


Alton Ofczarzak of Brazos Valley Realty

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged and signed before me on this 17 day of

April

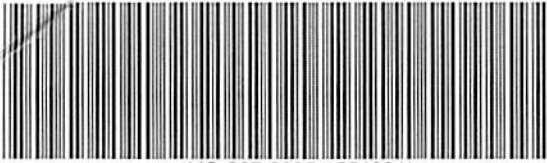
, 2025 by Alton Ofczarzak, Managing Agent of HUNTERS
CROSSING ESTATES, INC., on behalf of said



Stacy Redmon

Notary Public, State of Texas

Property Owners' Association Management Certificate



VG-267-2025-1554984

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1554984

Volume : 19808

Real Property Recordings

Recorded On: April 23, 2025 04:22 PM

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: 1554984
Receipt Number: 20250423000154
Recorded Date/Time: April 23, 2025 04:22 PM
User: Josephina S
Station: CCLERK11

Record and Return To:

HUNTER CROSSING ESTATES PROP. OWNERS ASSOC., INC
4060 HWY 6 S

COLLEGE STATION TX 77845



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