

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, SPRINGBROOK HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Springbrook.
2. The name of the association is Springbrook Homeowners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in Volume 1597, Page 65; Volume 1884, Page 192; Volume 2354, Page 261; Volume 2387, Page 241; and Volume 2388, Page 147 of the Official Records of Brazos County, Texas.
4. The declaration for the subdivision is recorded in Volume 1601, Page 220; Volume 2357, Page 204; Volume 1856, Page 51; and Volume 2519, Page 113 of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:

Springbrook Homeowners 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@bhhscaliber.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.bhhscaliber.com/hoa/deedrestrictions/.

8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00.

This Property Owners' Association Management Certificate supersedes any prior Management Certificate.

EXECUTED as of the 25 day of September 2024.

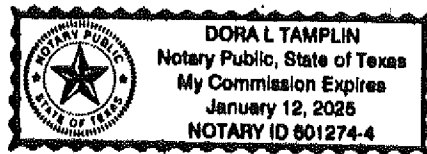
SPRINGBROOK HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit
corporation

By: Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 25th day of September 2024 by Suzan Reed, Managing Agent of SPRINGBROOK HOMEOWNERS ASSOCIATION, INC 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: 1541765

Volume : 19498

ERecordings - Real Property

Recorded On: October 28, 2024 01:52 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.

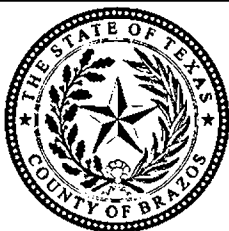
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Station: MXL05128I3

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