

**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, NORTH COUNTRY ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is North Country Estates .
2. The name of the association is North Country Estates Homeowners Association, Inc., a Texas nonprofit corporation.
3. Phase 1 of the subdivision is described in the plat recorded in Volume 3878, Page 219, Official Records, Brazos County, Texas. Phase 2 of the subdivision is described in the plat recorded in Volume 4291, Page 62, Official Records, Brazos County, Texas, Phase 3 of the subdivision is described in the plat recorded in Volume 4610, Page 33, Official Records, Brazos County, Texas. Phase 4 of the subdivision is described in the plat recorded in Volume 5197, Page 80, Official Records, Brazos County, Texas. Phase 5A of the subdivision is described in the plat recorded in Volume 5197, Page 80, Official Records, Brazos County, Texas. Phase 5B of the subdivision is described in the plat recorded in Volume 9017, Page 61, Official Records, Brazos County, Texas. Phase 6 of the subdivision is described in the plat recorded in Volume 5736, Page 279, Official Records, Brazos County, Texas. Phase 7 of the subdivision is described in the plat recorded in Volume 5736, Page 279, Official Records, Brazos County, Texas. Phase 8 of the subdivision is described in the plat recorded in Volume 6221, Page 142, Official Records, Brazos County, Texas. Phase 9 of the subdivision is described in the plat recorded in Volume 6230, Page 262, Official Records, Brazos County, Texas. Phase 10 of the subdivision is described in the plat recorded in Volume 6755, Page 256, Official Records, Brazos County, Texas. Phase 11 of the subdivision is described in the plat recorded in Volume 7139, Page 1, Official Records, Brazos County, Texas. Phase 12 of the subdivision is described in the plat recorded in Volume 9017, Page 61, Official Records, Brazos County, Texas. Phase 13 of the subdivision is described in the plat recorded in Volume 7600, Page 122, Official Records, Brazos County, Texas
4. The declarations are recorded in the following: Phase 1- Volume 3880, Page 245, Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 2- Volume 4293, Page 183; Volume 4534, Page 203; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 3- Volume 4611, Page 17; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 4- Volume 5205, Page 4; Volume 8537, Page 149; Volume 9681,

Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 5A- Volume 5205, Page 16, Volume 5371, Page 153; Volume 5875, Page 93; Volume 8415, Page 258; Volume 8415, Page 262, Volume 8498, Page 60; Volume 8537, Page 149; Volume 8581, Page 63; Volume 8929, Page 95, Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 5B- Volume 5875, Page 93; Volume 8498, Page 60; Volume 8498, Page 81; Volume 8606, Page 280; Volume 8606, Page 286; Volume 8929, Page 95, Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 6- Volume 5744, Page 169; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phases 7- Volume 5744, Page 181; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 8- Volume 6233, Page 1; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 9- Volume 6233, Page 14; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phases 10- Volume 6780, Page 211; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 11- Volume 7140, Page 194; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 12- Volume 8498, Page 61; Volume 8498, Page 81; Volume 8608, Page 286; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas. Phase 13- Volume 7601, Page 1; Volume 8537, Page 149; Volume 9681, Page 157; Volume 10683, Page 207; Volume 11201, Page 118; Volume 13721, Page 298, Official Records, Brazos County, Texas.

5. The name and mailing address for the association are as follows:

North Country Estates 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/north-country-estates/](http://www.bhhscaliber.com/hoa/deedrestrictions/north-country-estates/).
8. The association charges the following fees relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00 and a transfer fee in the amount of \$100.00.

This certificate amends, restates, supersedes, and replaces any prior Management Certificate filed by this association.

EXECUTED as of the 30 day of October 2023.

NORTH COUNTRY ESTATES HOMEOWNERS  
ASSOCIATION, INC, a Texas nonprofit corporation

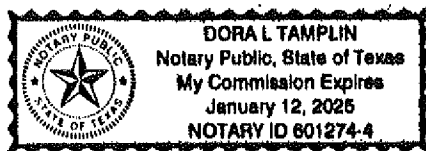
By:

Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 30<sup>th</sup> day of October 2023 by Suzan Reed, Managing Agent of NORTH COUNTRY ESTATES HOMEOWNERS 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**

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**Instrument Number:** 1530100

Volume : 19237

ERecordings - Real Property

Recorded On: May 29, 2024 10:50 AM

Number of Pages: 4

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**" Examined and Charged as Follows: "**

Total Recording: \$37.00

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**\*\*\*\*\* 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: 1530100

Receipt Number: 20240529000078

Recorded Date/Time: May 29, 2024 10:50 AM

User: Thao C

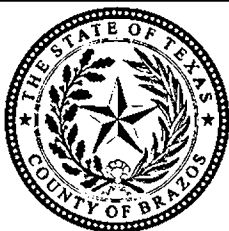
Station: CCLERK01

**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