

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

1. The name of the subdivision is Southwood Forest.
2. The name of the association is Southwood Forest Homeowners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the following plats: Phase 1 recorded in Volume 969, Page 631 of the Official Records of Brazos County, Texas; Phase 2 recorded in Volume 1066, Page 415 of the Official Records of Brazos County, Texas; Phase 3A recorded in Volume 1115, Page 371 of the Official Records of Brazos County, Texas; Phase 3B recorded in Volume 1115, Page 369 of the Official Records of Brazos County, Texas; Phase 4 recorded in Volume 1207, Page 589 of the Official Records of Brazos County, Texas; and Phase 5 recorded in Volume 2321, Page 145 of the Official Records of Brazos County, Texas.
4. The declaration for Phase 1 of the subdivision is recorded in Volume 974, Page 322; Volume 1116, Page 605; and Volume 2640, Page 150, all of the Official Records of Brazos County, Texas. The declaration for Phase 2 of the subdivision is recorded in Volume 1066, Page 829; and Volume 2640, Page 169, all of the Official Records of Brazos County, Texas. The declaration for Phase 3A and 3B of the subdivision is recorded in Volume 1013, Page 775; Volume 1115, Page 506; and Volume 2640, Page 190, all of the Official Records of Brazos County, Texas. The declaration for Phase 4 of the subdivision is recorded in Volume 1208, Page 749; and Volume 2640, Page 211, all of the Official Records of Brazos County, Texas. The declaration for Phase 5 of the subdivision is recorded in Volume 1068, Page 283; Volume 2321, Page 145; Volume 2483, Page 325; Volume 2487, Page 112; Volume 3316, Page 334; Volume 3703, Page 269; and Volume 3793, Page 267, all of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:

Southwood Forest 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@bhhs caliber.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.bhhs caliber.com/hoa/deedrestrictions/southwood-forest/.
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 certificate amends, restates, supersedes, and replaces any prior Management Certificate filed by this association.

EXECUTED as of the 27 day of October 2023.

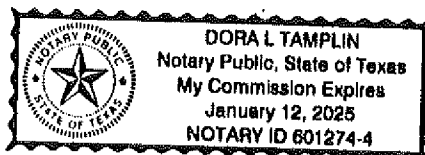
SOUTHWOOD FOREST HOMEOWNERS
ASSOCIATION, INC, a Texas nonprofit corporation

By: Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 27th day of October 2023 by Suzan Reed, Managing Agent of SOUTHWOOD FOREST 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

Property Owners' Association Management Certificate

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1530091

Volume : 19237

ERecordings - Real Property

Recorded On: May 29, 2024 10:40 AM

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.

File Information:

Document Number: 1530091

Receipt Number: 20240529000067

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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