

**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, SPRING MEADOWS – COLLEGE STATION HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Spring Meadows.
2. The name of the association is Spring Meadows – College Station Homeowners' Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the following plats: Phase 1 recorded in Volume 5106, Page 284 of the Official Records of Brazos County, Texas; and Phase 2 recorded in Volume 5838, Page 177 of the Official Records of Brazos County, Texas.
4. The declaration is recorded in Volume 5845, Page 1; Volume 10456, Page 295; and Volume 15093, Page 130, all of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:  
  
Spring Meadows – College Station 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/spring-meadows/](http://www.bhhscaliber.com/hoa/deedrestrictions/spring-meadows/).
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00.

*Property Owners' Association Management Certificate*

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

EXECUTED as of the 27 day of October 2023.

SPRING MEADOWS – COLLEGE STATION  
HOMEOWNERS' ASSOCIATION, INC, a Texas  
nonprofit corporation

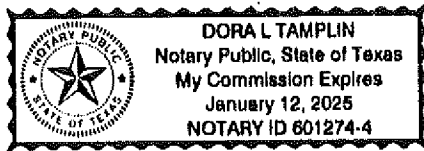
By:

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 SPRING MEADOWS – COLLEGE STATION 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:** 1530093

Volume : 19237

ERecordings - Real Property

Recorded On: May 29, 2024 10:41 AM

Number of Pages: 3

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

Total Recording: \$33.00

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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: 1530093

Receipt Number: 20240529000070

Recorded Date/Time: May 29, 2024 10:41 AM

User: Victoria L

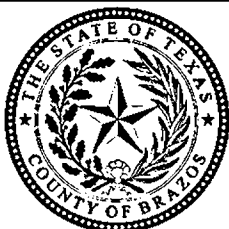
Station: Victoria Limon

**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