

**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, RUDDER POINTE OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Rudder Pointe.
2. The name of the association is Rudder Pointe Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the following plats: Phase 1 recorded in Volume 15383, Page 170 of the Official Records of Brazos County, Texas; Phase 2 recorded in Volume 16214, Page 5 of the Official Records of Brazos County, Texas; and Phase 3 recorded in Volume 17219, Page 240 of the Official Records of Brazos County, Texas.
4. The declaration for Phases 1 and 2 of the subdivision is recorded in Volume 15286, Page 40; Volume 15506, Page 222; Volume 15513, Page 94; Volume 16931, Page 79; Volume 16931, Page 83; and Volume 16931, Page 86, all of the Official Records of Brazos County, Texas. The declaration for Phase 3 of the subdivision is recorded in Volume 15506, Page 222; Volume 15513, Page 94; Volume 16931, Page 79; Volume 16931, Page 83; and Volume 16931, Page 86, all of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:  
  
Rudder Pointe Owners 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.bhhscaliber.com/hoa/deedrestrictions/rudderpointe/](http://www.bhhscaliber.com/hoa/deedrestrictions/rudderpointe/).
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$125.00.

EXECUTED as of the 14<sup>th</sup> day of December 2021.

RUDDER POINTE OWNERS ASSOCIATION, INC, a  
Texas nonprofit corporation

By:

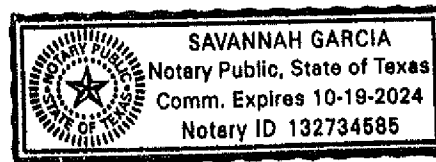
Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 14<sup>th</sup> day of December 2021 by Suzan Reed, Managing Agent of RUDDER POINTE OWNERS ASSOCIATION, INC, a Texas nonprofit corporation, on behalf of said corporation and in the capacity therein stated.

Savannah Garcia  
Notary Public, State of Texas



**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1462227

Volume : 17735

ERecordings - Real Property

Recorded On: February 23, 2022 09:16 AM

Number of Pages: 3

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

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

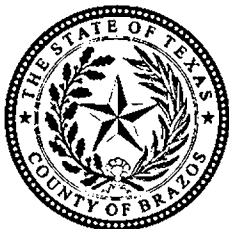
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1462227  
Receipt Number: 20220223000010  
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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