

**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, OLDENBURG/KLEINE DUPLEX HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Oldenburg/Kleine Duplex.
2. The name of the association is Oldenburg/Kleine Duplex Homeowners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the plat of Edelweiss Gartens, Phase 12, recorded in Volume 7868, Page 30 of the Official Records of Brazos County, Texas
4. The declaration is recorded under Document No. 00767082 of the Official Records of Brazos County, Texas. The subdivision is located in Edelweiss Gartens, Phase Twelve. The declaration for Phase Twelve of Edelweiss Gartens is recorded in Volume 4489, Page 104; Volume 7809, Page 290; Volume 9037, Page 131; Volume 12102, Page 63; and Volume 15092, Page 239, all of the Official Records of Brazos County, Texas
5. The name and mailing address for the association are as follows:  
  
Oldenburg/Kleine Duplex 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/edelweiss-gartens/](http://www.bhhs caliber.com/hoa/deedrestrictions/edelweiss-gartens/).

*Property Owners' Association Management Certificate*

8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$160.00.

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

EXECUTED as of the 27 day of October 2023.

OLDENBURG/KLEINE DUPLEX  
HOMEOWNERS ASSOCIATION, INC. a Texas  
nonprofit corporation

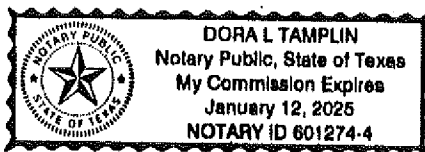
By:

Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 27<sup>th</sup> day of October 2023 by Suzan Reed, Managing Agent of OLDENBURG/KLEINE DUPLEX 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**

---

**Instrument Number:** 1530067

Volume : 19237

ERecordings - Real Property

Recorded On: May 29, 2024 09:33 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: 1530067

Receipt Number: 20240529000043

Recorded Date/Time: May 29, 2024 09:33 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