

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, THE TRADITIONS HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is The Traditions.
2. The name of the association is The Traditions Homeowners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the following plats: Phase 1 recorded in Volume 5926, Page 13; Volume 10193, Page 8; Volume 14317, Page 86, Official Records, Brazos County, Texas; Phase 2 recorded in Volume 6555, Page 44; Volume 10168, Page 1, Official Records, Brazos County, Texas; Phase 3 recorded in Volume 5900, Page 293, Official Records, Brazos County, Texas; Phase 4 recorded in Volume 5900, Page 294, Official Records, Brazos County, Texas; Phase 5 recorded in Volume 5900, Page 295, Official Records, Brazos County, Texas; Phase 6 recorded in Volume 6555, Page 46 and Volume 10682, Page 130, Official Records, Brazos County, Texas; Phase 7 recorded in Volume 6181, Page 282; Volume 7246, Page 51; Volume 11563, Page 173, Official Records, Brazos County, Texas; Phase 8 recorded in Volume 6382, Page 285, Official Records, Brazos County, Texas; Phase 8A- Volume 16712, Page 64; refiled in Volume 16773, Page 294, Official Records, Brazos County, Texas; Phase 9 recorded in Volume 6733, Page 189, Official Records, Brazos County, Texas; Phases 10 recorded in Volume 6838, Page 81; Volume 7190, Page 50; Volume 16057, Page 24, Official Records, Brazos County, Texas; Phase 11 recorded in Volume 6701, Page 58, Official Records, Brazos County, Texas; Phase 12 recorded in Volume 8438, Page 47, Official Records, Brazos County, Texas; Phase 13 recorded in Volume 8089, Page 200, Official Records, Brazos County, Texas; Phase 14 recorded in Volume 7136, Page 264; Volume 11274, Page 35; Volume 14006, Page 158, Official Records, Brazos County, Texas; Phase 15 recorded in Volume 7554, Page 156, Volume 12368, Page 22; Volume 13339, Page 149; Volume 15212, Page 295, Official Records, Brazos County, Texas; Phase 16 recorded in Volume 7580, Page 106, Volume 7598, Page 62, Volume 8094, Page 81; Volume 10682, Page 130; Volume 11123, Page 45; Volume 11664, Page 173, Official Records, Brazos County, Texas; Phase 17 recorded in Volume 8851, Page 91, Official Records, Brazos County, Texas; Phase 18 recorded in Volume 10086, Page 66, Official Records, Brazos County, Texas; Phase 19 recorded in Volume 13746, Page 278; Volume 14331, Page 283; Volume 15000, Page 139, Official Records, Brazos County, Texas; Phase 20A recorded in Volume 11012, Page 219 and Volume 13223, Page 131, Official Records, Brazos County, Texas; Phase 20B recorded in Volume 11730, Page 161; Volume 13223, Page 131; Volume 16343, Page 94, Official Records, Brazos County, Texas; Phase 20C-1 recorded in Volume 13196, Page 297, Official Records, Brazos County, Texas; Phase 21A recorded in Volume 10892, Page 173,

Property Owners' Association Management Certificate

Official Records, Brazos County, Texas; Phase 22 recorded in Volume 11143, Page 276 Official Records, Brazos County, Texas; Phase 23 recorded in Volume 11293, Page 184; Volume 13930, Page 149; Volume 15599, Page 60, Official Records, Brazos County, Texas; Phase 24 recorded in Volume 15698, Page 200 and Volume 16118, Page 69, Official Records, Brazos County, Texas; Phase 25 recorded in Volume 16118, Page 69, Official Records, Brazos County, Texas; Phase 26 recorded in Volume 12630, Page 25; Volume 12829, Page 151; Volume 14016, Page 225; Volume 15656, Page 262, Official Records, Brazos County, Texas; Phase 27 recorded in Volume 12534, Page 120 and Volume 13498, Page 25, Official Records, Brazos County, Texas; Phase 28 recorded in Volume 13268, Page 89, Official Records, Brazos County, Texas; Phase 29 recorded in Volume 13114, Page 296, Official Records, Brazos County, Texas; Phase 30 recorded in Volume 13166, Page 95 and Volume 13695, Page 118, Official Records, Brazos County, Texas; Phase 31 recorded in Volume 13503, Page 7, Official Records, Brazos County, Texas; Phase 32 recorded in Volume 13856, Page 146 and Volume 14490, Page 24, Official Records, Brazos County, Texas; Phase 33 recorded in Volume 15731, Page 163, Official Records, Brazos County, Texas; Phase 34 recorded in Volume 15575, Page 85, Official Records, Brazos County, Texas; Phase 101 recorded in Volume 13623, Page 53 and Volume 15561, Page 81, Official Records, Brazos County, Texas; and Phase 102 recorded in Volume 15561, Page 81, Official Records, Brazos County, Texas.

4. The declarations are recorded in the following: Phases 1 and 2- Volume 6441, Page 1; Volume 5153, Page 1; Volume 7400, Page 37; Volume 10167, Page 70, Official Records, Brazos County, Texas; Phases 3, 4, 5, 7, 8, 8A, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20A, 20B, 20C-1, 26, 28, 34, - Volume 5901, Page 1; Volume 7444, Page 49; Volume 8586, Page 52; Volume 9318, Page 101; Volume 10691, Page 73; Volume 10973, Page 109; Volume 11151, Page 39; Volume 11312, Page 280; Volume 11382, Page 180; Volume 11601, Page 219; Volume 12547, Page 281; Volume 12642, Page 20; Volume 12651, Page 252; Volume 13013, Page 130; Volume 13175, Page 293; Volume 13508, Page 255; Volume 14120, Page 153; Volume 14707, Page 189; Volume 15547, Page 220; Volume 15577, Page 218; Volume 15815, Page 230; Volume 15987, Page 278; Volume 16628, Page 66; Volume 17364, Page 170, Official Records, Brazos County, Texas; Phases 3, 4 and 5- Volume 5897, Page 277, Official Records, Brazos County, Texas; Phase 6- Volume 5153, Page 1, Official Records, Brazos County, Texas; Phase 7- Volume 6174, Page 45, Official Records, Brazos County, Texas; Phases 9, 11- Volume 6668, Page 210 and Volume 10682, Page 130, Official Records, Brazos County, Texas; Phase 10- Volume 6668, Page 210; Volume 6668, Page 221; Volume 11724, Page 131; Volume 14481, Page 115; Volume 14488, Page 196; Volume 16343, Page 26; Volume 16345, Page 237, Official Records, Brazos County, Texas; Phases 12, 13 and 14 - Volume 7125, Page 182, Official Records, Brazos County, Texas; Phase 15 - Volume 7514, Page 153, Official Records, Brazos County, Texas; Phase 16- Volume 5133, Page 1; Volume 6687, Page 183; Volume 7966, Page 224; Volume 8555, Page 204; Volume 10689, Page 207; Volume 11151, Page 39; Volume 11151, Page 29, Official Records, Brazos County, Texas; Phase 17 - Volume 5133, Page 1, Official Records, Brazos County, Texas; Phase 19- Volume 5901, Page 1; Volume 7444, Page 49; Volume 8586, Page 52; Volume 9318, Page 101; Volume 10691, Page 73; Volume 10973, Page 109; Volume 11151, Page 39; Volume 11312, Page 280; Volume 11382, Page 180; Volume 11601, Page 219; Volume 12547, Page 281; Volume 12642, Page 20; Volume 12651, Page 252; Volume 13013, Page 130; Volume 13175, Page 293; Volume 13508, Page 255; Volume 14120, Page 153;

Volume 14707, Page 189; Volume 14082, Page 219; Volume 15987, Page 278; Volume 16628, Page 66; Volume 17364, Page 170, Official Records, Brazos County, Texas; Phases 21-A, 22, 23, 24, 25, 27, 29, 30, 31, 32, 33, 101, 102- Volume 11313, Page 1; Volume 11382, Page 176; Volume 11439, Page 36; Volume 12547, Page 281; Volume 12651, Page 256; Volume 13176, Page 1; Volume 13629, Page 246; Volume 13826, Page 283; Volume 13839, Page 142; Volume 13866, Page 199; Volume 14707, Page 196; Volume 15577, Page 208; Volume 16158, Page 176; Volume 16560, Page 165; Volume 17364, Page 176, Official Records, Brazos County, Texas; Phase 25- Volume 1212, Page 57, Official Records, Brazos County, Texas; Phases 31, 32 and 33- Volume 13866, Page 199 and Volume 13869, Page 149, Official Records, Brazos County, Texas; and Phases 26 and 34- Volume 11313, Page 1; Volume 11382, Page 176; Volume 12547, Page 266; Volume 12600, Page 290, Official Records, Brazos County, Texas

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

The Traditions 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/the-traditions/.
8. The association charges the following fees relating to a property transfer in the subdivision: (i) an administration fee in the amount of \$150.00 and (ii) a resale fee in the amount of $\frac{1}{4}$ of 1% of the gross sales price, if the lot is improved, or $\frac{1}{2}$ of 1% of the gross sales price if the lot is vacant.

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

EXECUTED as of the 27 day of October 2023.

THE TRADITIONS HOMEOWNERS ASSOCIATION,
INC, a Texas nonprofit corporation

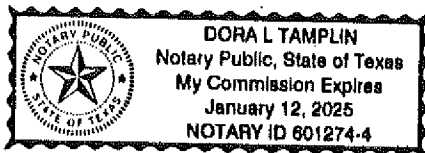
By:

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 THE TRADITIONS 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: 1530144

Volume : 19238

ERecordings - Real Property

Recorded On: May 29, 2024 01:33 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* 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: 1530144

Receipt Number: 20240529000129

Recorded Date/Time: May 29, 2024 01:33 PM

User: Thao C

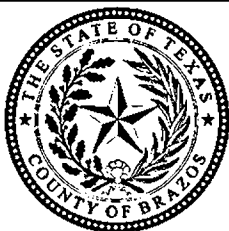
Station: CCLERK06

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