

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

PURPOSE: This Management Certificate is filed pursuant to §209.004 of the Texas Property Code by the Property Owners' Association named below.

1. Name of the Subdivision: April Court Townhomes

2. Name of the Association: April Court Homeowner's Association Inc.

3. Recording Data for the Subdivision:

- **Plat Recording Information:** Book D, Volume 00384, Page 00493; Document Number 1977-134560 in the Official Public Records of Brazos County, Texas

4. Recording Data for the Declaration of Covenants, Conditions, and Restrictions (DCCRs) and Amendments:

- **Original Declaration Recording Information:** Book D, Volume 00390, Page 00109; Document Number 1978-138677 in the Official Public Records of Brazos County, Texas
- **Recording Information for All Amendments:**
 - Amendment 1: Amendment to Declaration of Covenants, Conditions, and Restrictions of April Court Townhomes: Book D, Volume 00394, Page 00165; Document Number 1978-141910
 - Refiled Final Plat: Book D, Volume 00395, Page 00475; Document Number 1978-142713
 - Amendment 2: Amendment to Declaration of Covenants, Conditions, and Restrictions of April Court Townhomes: Book D, Volume 00397, Page 00304; Document Number 1978-144217
 - Amendment 3/Corporate Resolution: Book D, Volume 00411, Page 00327; Document Number 1978-153437

5. Name and Mailing Address of the Association:

- **Name:** April Court Homeowner's Association
- **Mailing Address:** c/o Legacy Team at RE/MAX 20|20, 4344 Carter Creek Pkwy, Bryan TX 77802

6. Name, Mailing Address, Telephone Number, and E-mail Address of the Person Managing the Association or the Association's Designated Representative:

- **Name of Representative:** Jason Tilby - The Legacy Team at RE/MAX 20|20
- **Mailing Address:** 4344 Carter Creek Pkwy, Bryan TX 77802
- **Telephone Number:** 979.587.8200 (office) 979.224.0405 (Jason Tilby)
- **E-mail Address:** jason@legacyteambcs.com

7. Website Address of Any Website on Which the Association's Dedicatory Instruments Are Available (in accordance with §207.006 of the Texas Property Code):

- **Website Address (if applicable):** <https://www.legacyteambcs.com/april-court-townhomes-owner-s-association/>

8. Amount and Description of a Fee or Fees Charged by the Association Relating to a Property Transfer in the Subdivision:

- **Resale Certificate Fee:** None
- **Transfer Fee:** \$25.00
- **Statement of Account/Dues Status Letter Fee:** None
- **Other Fees:** None

9. Other Information the Association Considers Appropriate:

- **Current Regular Assessment Amount:** \$150 for one bedroom unit and \$170 for two bedroom unit
- **Billing Cycle:** Due first of each month

10. Signature and Acknowledgment: The undersigned, being the Managing Agent of the April Court Homeowner's Association, hereby certifies that the information contained herein is true and correct and may be relied upon by those dealing with the Association.

Executed this 22nd day of October, 2025

Jason Tilby, Managing Agent, April Court Homeowner's Association



ACKNOWLEDGMENT

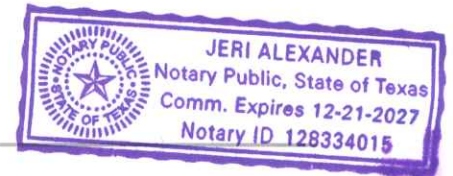
THE STATE OF TEXAS COUNTY OF BRAZOS

This instrument was acknowledged before me on this 22nd day of October, 2025 by Jason Tilby, as the Managing Agent of the April Court Homeowner's Association, on behalf of said Association.

Notary Public, State of Texas

My commission expires:

December 21, 2027



WHEN RECORDED, RETURN TO: c/o Legacy Team at RE/MAX 20|20, 4344 Carter Creek Pkwy, Bryan TX 77802

IMPORTANT LEGAL NOTICE AND DISCLAIMER:

- The Texas Property Code requires this document to be **signed and acknowledged** (notarized) by an officer or the managing agent of the Association.
- The completed and signed certificate must be **recorded** with the **County Clerk of Brazos County, Texas**, in the Real Property Records.
- Additionally, a copy of the recorded certificate (or amended certificate) must be **electronically filed** with the **Texas Real Estate Commission (TREC)** via the state's official website (hoa.texas.gov) within **seven (7) days** of recording with the County Clerk.
- Failure to properly record or update this certificate can result in the Association losing the ability to enforce certain liens and collect past-due amounts from a new bona fide purchaser.