

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

1. The name of the subdivision is Woodcreek (governed by Shadowcrest Homeowners Association, Inc.).
2. The name of the association is Shadowcrest Homeowners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in Volume 529, Page 28; 959, Page 797; and Volume 3079, Page 201, all of the Official Records of Brazos County, Texas.
4. The amended and restated declaration for the subdivision is recorded in Volume 18252, Page 1; Volume 18252, Page 47; and Volume 18251, Page 244, all of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:

Shadowcrest 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/shadowcrest-college-station/.
8. The association charges the following fee relating to a property transfer in the subdivision: an *Property Owners' Association Management Certificate*

administration fee in the amount of \$150.00.

This Property Owners' Association Management Certificate supersedes any prior Management Certificate.

EXECUTED as of the 25 day of September 2024.

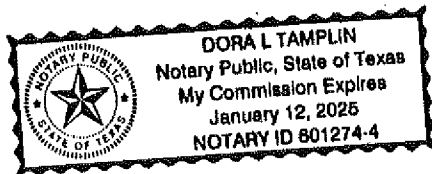
SHADOWCREST HOMEOWNERS
ASSOCIATION, INC., a Texas nonprofit
corporation

By: Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 25th day of September 2024 by Suzan Reed, Managing Agent of SHADOWCREST HOMEOWNERS ASSOCIATION, INC 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: 1541763

Volume : 19498

ERecordings - Real Property

Recorded On: October 28, 2024 01:49 PM

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: 1541763

Receipt Number: 20241028000083

Recorded Date/Time: October 28, 2024 01:49 PM

User: Cathy B

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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