

**MANAGEMENT CERTIFICATE  
OF  
BRYAN TOWNE CENTER LAND CONDOMINIUM ASSOCIATION, INC.**

The undersigned, being an officer of Bryan Towne Center Land Condominium Association, Inc., and in accordance with Section 82.116 of the Texas Uniform Condominium Act, does hereby certify as follows:

1. The name of the condominium project: Bryan Towne Center Land Condominiums (the "**Condominium**").
2. The name of the Condominium association: Bryan Towne Center Land Condominium Association, Inc., a Texas nonprofit corporation (the "**Association**").
3. The location of the Condominium: The location of the Condominium is 3100 Wildflower Drive, Bryan, Texas, 77802; being all that certain real property located in Brazos County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein.
4. The recording data for the declaration: The Association is a Texas nonprofit corporation established to administer common elements and the affairs of the Condominium established pursuant to Chapter 82 of the Texas Uniform Condominium Act and the terms and provisions of that certain Declaration of Condominium Regime for Bryan Towne Center Land Condominiums, recorded as Doc. No. 1494970, Official Public Records of Brazos County, Texas, as amended from time to time.
5. The mailing address of the Association: Bryan Towne Center Land Condominium Association, Inc., c/o Scott Barbieri, 695 Route 46, Suite 210, Fairfield, NJ 07004.
6. The name and mailing address of the person managing the Association:

Name: Lamar Company, attn: Scott Barbieri  
Mailing Address: 695 Route, Suite 210, Fairfield, NJ 07004  
Phone Number: 201-978-4763  
Email Address: sbarbieri@lamarco.com

7. Amount and description of transfer fees:

Resale Certificate:     \$375.00  
Transfer Fee:             \$375.00

This Certificate is effective as of the 3 day of March, 2023.

**BRYAN TOWNE CENTER LAND  
CONDOMINIUM ASSOCIATION, INC.,**  
a Texas nonprofit corporation

By: Scott Barbieri  
Printed Name: Scott Barbieri  
Title: President

THE STATE OF NEW JERSEY §  
COUNTY OF Morris §

This instrument was acknowledged before me on 3<sup>rd</sup> day of March, 2023,  
by Scott Barbieri, President of Bryan Town Center Land Condominium Association, Inc., a  
Texas nonprofit corporation, on behalf of said corporation.

[SEAL]

Stephanie A. DeNapoli  
Notary Public of New Jersey  
I.D. #2384274  
Commission Expires: 04/17/ 2024

Stephanie A. DeNapoli  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
[rburton@winstead.com](mailto:rburton@winstead.com)

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

LOT 2R-B, BLOCK 3, BRYAN TOWNE CENTER, A SUBDIVISION IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS IN VOLUME 18185, PAGE 47 IN THE OFFICIAL PUBLIC RECORDS, BRAZOS COUNTY, TEXAS.

**Brazos County  
Karen McQueen  
County Clerk**

---

**Instrument Number:** 1496422

Volume : 18496

ERecordings - Real Property

Recorded On: March 03, 2023 03:45 PM

Number of Pages: 4

---

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

Total Recording: \$38.00

---

**\*\*\*\*\* 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: 1496422

Receipt Number: 20230303000127

Recorded Date/Time: March 03, 2023 03:45 PM

User: Patsy D

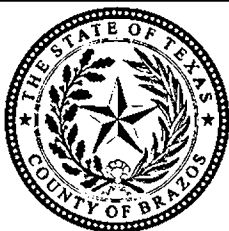
Station: CCLERK07

**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