

**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, HOMEOWNERS ASSOCIATION OF BOULDER CREEK, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Boulder Creek.
2. The name of the association is Homeowners Association of Boulder Creek, Inc., a Texas nonprofit corporation.
3. The subdivision is described in Volume 15652, Page 197 of the Official Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
4. The declaration for the subdivision is recorded in Instrument No. 1376320 at Volume 15655, Page 62 of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:  
  
Homeowners Association of Boulder Creek, 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/boulder-creek/](http://www.bhhs caliber.com/hoa/deedrestrictions/boulder-creek/).
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00.

*Property Owners' Association Management Certificate*

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

EXECUTED as of the 25 day of September 2024.

HOMEOWNERS ASSOCIATION OF BOULDER CREEK, INC., a Texas nonprofit corporation

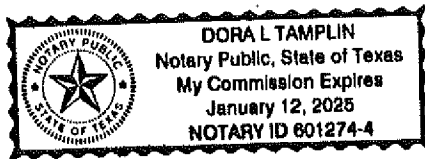
By: Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 25<sup>th</sup> day of September 2024 by Suzan Reed, Managing Agent of HOMEOWNERS ASSOCIATION OF BOULDER CREEK, 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:** 1541759

Volume : 19498

ERecordings - Real Property

Recorded On: October 28, 2024 01:47 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: 1541759

Receipt Number: 20241028000080

Recorded Date/Time: October 28, 2024 01:47 PM

User: Cathy B

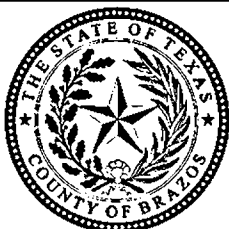
Station: MXL05128I3

**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