

**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.

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE**

In accordance with Texas Property Code section 82.116, THE OWNERS ASSOCIATION OF ACADEMY CONDOMINIUM, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the condominium is Academy Condominium.
2. The name of the association is The Owners Association of Academy Condominium, Inc., a Texas nonprofit corporation.
3. The condominium is located at 1326 Prairie Drive, Bryan, Texas.
4. The declaration is recorded under Document No. 1501211 in Volume 18604, Page 138 of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:

The Owners Association of Academy Condominium, 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/academycondos/](http://www.bhhscaliber.com/hoa/deedrestrictions/academycondos/).
8. The association charges the following fees relating to a property transfer in the subdivision: an administration fee in the amount of \$190.00 and a working capital assessment in the amount of \$500.00.

*Management Certificate*

EXECUTED as of the 27 day of October 2023.

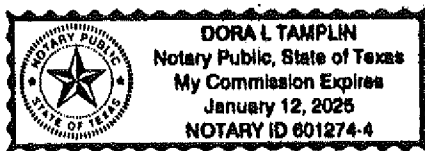
THE OWNERS ASSOCIATION OF ACADEMY  
CONDOMINIUM, INC., a Texas nonprofit corporation

By: Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 27<sup>th</sup> day of October 2023  
by Suzan Reed, Managing Agent of THE OWNERS ASSOCIATION OF ACADEMY  
CONDOMINIUM, INC., a Texas nonprofit corporation, on behalf of said corporation and in the  
capacity therein stated.



Dora L. Tamplin  
Notary Public, State of Texas

*Management Certificate*

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1530107

Volume : 19237

ERecordings - Real Property

Recorded On: May 29, 2024 11:11 AM

Number of Pages: 3

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

Total Recording: \$33.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

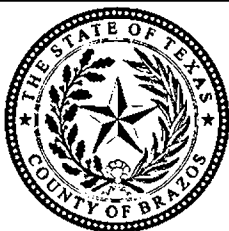
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1530107  
Receipt Number: 20240529000087  
Recorded Date/Time: May 29, 2024 11:11 AM  
User: Victoria L  
Station: Victoria Limon

**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