

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
JEFFERSON STREET TOWNHOMES OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

The undersigned, being the Managing Agent for Jefferson Street Townhomes Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Jefferson Street Townhomes.
2. Name of Association: The name of the Association is Jefferson Street Townhomes Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Lots 1-R through 12-R in Block 4 of Highland Park Addition, commonly known as Jefferson Street Townhomes, a subdivision in Brazos County, Texas, according to the map or plat thereof, recorded in Volume 12192, Page 163 of the Plat Records of Brazos County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions of Jefferson Street Townhomes (Lots 1R-12R, Block 4, Highland Park Addition).
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions of Jefferson Street Townhomes (Lots 1R-12R, Block 4, Highland Park Addition).
 - b. Recording Information:
 - (1) Brazos County Clerk's File No. 0121914.
 - (2) Brazos County Clerk's File No. 1522116.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Jefferson Street Townhomes Owners Association, Inc. c/o Berkshire Hathaway HomeServices, 700 University Dr. East #108, College Station, Texas 77840.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Berkshire Hathaway HomeServices. Address: 700 University Dr. East #108, College Station, Texas 77840. Phone No.: 979.703.1819. Email Address: hoa@bhscaliber.com
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://bhscaliber.com/hoa/deedrestrictions/jefferson-street-townhomes/>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Transfer Fee/ Admin Fee	\$ 180.00
Refinance Fee	\$ 150.00
Initial Assessment [Declaration Article 7, Section 7.03]	At the time of purchase of a Lot, a new Owner shall pay to the Association an Initial Assessment to the Association equal to \$200.00

Executed on this 22 day of February, 2024.

**JEFFERSON STREET TOWNHOMES OWNERS
ASSOCIATION, INC.**

By: Berkshire Hathaway HomeServices, Managing Agent

By: Suzan Reed

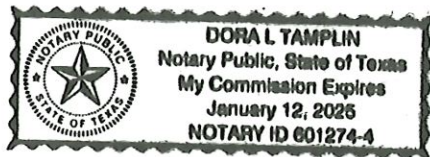
Printed: Suzan Reed

Its: HOA Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

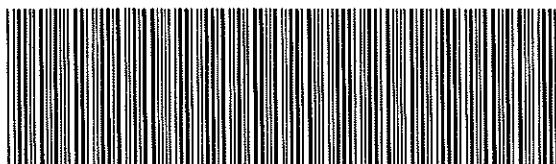
THE STATE OF TEXAS §
 §
COUNTY OF Brazos §

BEFORE ME, the undersigned notary public, on this 22nd day of February, 2024 personally appeared Suzan Reed, HOA Manager for Berkshire Hathaway HomeServices, Managing Agent for Jefferson Street Townhomes Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Dora L. Tamplin

Notary Public in and for the State of Texas



VG-267-2025-1547865

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1547865

Volume : 19644

Real Property Recordings

Recorded On: January 22, 2025 12:58 PM

Number of Pages: 4

" 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.

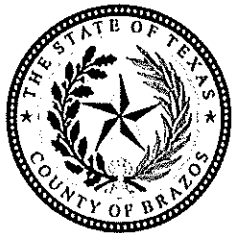
File Information:

Document Number: 1547865
Receipt Number: 20250122000063
Recorded Date/Time: January 22, 2025 12:58 PM
User: Kim G
Station: CCLERK08

Record and Return To:

BERKHAIRE HATHAWAY
700 UNIVERSITY DR E SUITE 108

COLLEGE STATION TX 77840



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