

## PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

In accordance with Texas Property Code section 209.004, Texas Residential Property Owners Protection Act, HERITAGE LAKE ESTATES PROPERTY OWNERS' ASSOCIATION, INC. a Texas nonprofit corporation, certifies the following:

1. The name of the subdivision is Heritage Lake Estates.
2. The name of the association is Heritage Lake Estates Property Owners' Association, a Texas nonprofit corporation
3. The subdivision is described in the following plats:
  - a. Heritage Lake Estates Phase 1 is described in the Final Plat, recorded in Volume 12176, Page 150, of the Official Records of Brazos County, Texas.
  - b. Heritage Lake Estates Phase 2 is described in the Final Plat, recorded in Volume 13454, Page 111, of the Official Records of Brazos County, Texas.
4. Declaration of Covenants and Restrictions of Heritage Lake Estates, recorded in Volume 12179, Page 151, of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:

Heritage Lake Estates Property Owners' Association  
P. O. Box 4352  
Bryan, Texas 77805  
Attn: President of the Heritage Lake Estates Property Owners' Association
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:

Tom Branch  
P. O. Box 4352  
Bryan, Texas 77805  
281 723 2679  
tombranch@yahoo.com
7. The website address of any internet website on which the association's dedicatory instruments are available in accordance with the Texas Property Code section 207.006 is:

<https://www.facebook.com/groups/316047952957904>
8. The association charges the following fee(s) relating to a property transfer in the subdivision:

An administration fee in the amount of \$50.

EXECUTED as of the 25<sup>th</sup> day of OCTOBER, 2022

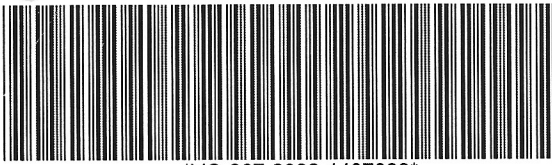
HERITAGE LAKE ESTATES PROPERTY OWNERS' ASSOCIATION

A Texas nonprofit corporation

By: \_\_\_\_\_

Tom Branch, President, Heritage Lake Estates Property Owners' Association





\*VG-267-2022-1487099\*

**Brazos County  
Karen McQueen  
County Clerk**

**Instrument Number:** 1487099

Volume : 18299

Real Property Recordings

Recorded On: October 25, 2022 12:03 PM

Number of Pages: 2

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

Total Recording: \$26.00

\*\*\*\*\* **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: 1487099  
Receipt Number: 20221025000067  
Recorded Date/Time: October 25, 2022 12:03 PM  
User: Amber M  
Station: CCLERK07

**Record and Return To:**

TOM BRANCH  
10770 LONESOME DOVE TRAIL  
  
BRYAN TX 77808



**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