

VG-85-2021-72251

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 72251

Real Property

CERTIFICATE

Recorded On: September 16, 2021 03:28 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** 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:

Instrument Number: 72251
Receipt Number: 20210916000029
Recorded Date/Time: September 16, 2021 03:28 PM
User: Jessica D
Station: Recording

Record and Return To:

HOLT & YOUNG P C
9821 KATY FREEWAY SUITE 350
HOUSTON TX 77024



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED in the Instrument Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
W.C. BROOKVIEW HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF WALKER §

W.C. BROOKVIEW HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Brookview;
- (2) the name of the Association is W.C. Brookview Homeowners Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Walker County, Texas, as follows:
 - (a) Brookview, Phase One, more particularly described in Exhibit A of the First Amended and Restated Declaration of Covenants and Restrictions of Brookview Subdivision (Phase One) referenced below;
 - (b) Brookview, Phase Two, more particularly described in Exhibit A of the Declaration of Covenants, Conditions and Restrictions of Brookview Subdivision (Phase Two) referenced below;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Walker County, Texas, as follows:
 - (a) Declaration of Covenants and Restrictions of Brookview Subdivision (Phase One), under Document No. 2007-7432, and under Bk. OR, Vol. 828, Pg. 721;
 - (b) First Amended and Restated Declaration of Covenants and Restrictions of Brookview Subdivision (Phase One), under Document No. 2009-356, and under Bk. OR, Vol. 887, Pg. 420;
 - (c) Declaration of Covenants, Conditions and Restrictions of Brookview Subdivision (Phase Two), under Document No. 2012-3935, and under Bk. OR, Vol. 1025, Pg. 326;
- (5) the name and mailing address of the Association is:

(a) W.C. Brookview Homeowners Association, Inc., c/o Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Preferred Management Services, AAMC, P.O. Box 690269, Houston, Texas 77269;

(b) (281) 897-8808;

(c) info@preferredmgt.com;

(7) The Association's website address is: <https://brookview.nabrnetwork.com/>;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision (you may find additional information regarding packages or bundles that include some items listed below, as well as other items not directly related to property transfer, potentially available at discounted rates upon request to the Association's Designated Representative):

(a) Transfer Fee - \$250.00;

(b) Refinance/Transfer Fee - \$250.00;

(c) Resale Certificate (TREC Form & Association Documents) - \$375.00;

a. Resale Certificate/TREC Form Update from 1 to 180 days - \$75.00;

b. Resale Certificate/TREC For 1 business days Rush Fee - \$150.00;

c. Resale Certificate/TREC For 3 business days Rush Fee - \$125.00;

d. Resale Certificate/TREC For 5 business days Rush Fee - \$100.00;

(d) Certified Refinance Statement of Account Fee - \$150.00;

a. Refinance Statement of Account Update from 1 to 14 days - \$0.00;

b. Refinance Statement of Account Update from 15 to 90 days - \$60.00;

(e) Certified Statement of Account - \$150.00;

a. Statement of Account Update from 1 to 31 days - \$25.00;

b. Statement of Account Update from 32 to 90 days - \$60.00;

c. Statement of Account 1 business days Rush Fee - \$150.00;

- d. Statement of Account 3 business days Rush Fee - \$125.00;
- e. Statement of Account 5 business days Rush Fee - \$100.00;

(f) Resale Certificate (TREC Form & Association Documents) and Statement of Account Package - \$485.00

- a. Update and Rush Fees attributable to individual items apply as listed above;

(g) Resale Certificate (TREC Form & Association Documents), Statement of Account, and Inspection Package - \$585.00;

- ~~a. Update and Rush Fees attributable to individual items apply as listed above;~~

(h) Rush Existing Order (*Added to Rush Fees) - \$25.00;

(i) Three Day Shipping Fee - \$45.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 30 DAY OF August, 2021.

By: Patti Sime Moody, agent, on behalf of
Preferred Management Services, AAMC, Managing Agent for
W.C. Brookview Homeowners Association, Inc.

Patti Sime Moody
Print Name

STATE OF TEXAS

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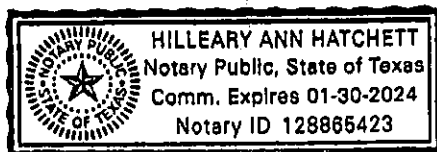
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COUNTY OF WALKER

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BEFORE ME, the undersigned authority, on this day personally appeared Patti Sime Moody, of Preferred Management Services, AAMC, Managing Agent for W.C. Brookview Homeowners Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30 day of August, 2021.



Hilleary Ann Hatchett
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024