

## Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Homeowners' Association of Castlegate II, Inc., a Texas non-profit corporation (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

- (1) Name of the Subdivision: Castlegate II
- (2) Name of the Association: Homeowners' Association of Castlegate II, Inc.
- (3) Mailing Address for the Association: 501 Graham Road, Suite 18, College Station, Texas 77845
- (4) Recording data for the subdivision:
  - a. The plats are recorded at Volume 10511, Page 39, Volume 12633, Page 181, Volume 13871, Page 150, Volume 12989, Page 296, Volume 11898, Page 32, Volume 11456, Page 161, Volume 11731, Page 266, Volume 13742, Page 212, Volume 10906, Page 268, Volume 12411, Page 125, Volume 12633, Page 180, Volume 10511, Page 39, Volume 13439, Page 51, Volume 16512, Page 158, Volume 5780, Page 84, Volume 11456, Page 161, Volume 11731, Page 266, Volume 13131, Page 71, Volume 12989, Page 296, Volume 11898, Page 32, Volume 11061, Page 31, Volume 12928, Page 38, Volume 10906, Page 268, Volume 12633, Page 181, Volume 13037, Page 274, Volume 10392, Page 260, Volume 10906, Page 267, Volume 13037, Page 274, Volume 12928, Page 38, Volume 11610, Page 134, Volume 13439, Page 51, Volume 13131, Page 71, Volume 12241, Page 68, Volume 12254, Page 263, Volume 11061, Page 31, Volume 12107, Page 123, Volume 10906, Page 267, Volume 14169, Page 72, Volume 12107, Page 123, Volume 12241, Page 68, Volume 10392, Page 260, Volume 13742, Page 232, Volume 12633, Page 180, and Volume 12062, Page 98, all in the Official Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
  - a. The Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II, effective November 4, 2011 was recorded in Volume 10402, Page 220 of the Official Records of Brazos County, Texas;
  - b. The First Amended and Restated Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II, effective November 4, 2011 was recorded in 10498, Page 196 of the Official Records of Brazos County, Texas;
  - c. The Second Amended and Restated Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II, effective November 4, 2011 was recorded in Volume 11479, Page 181 of the Official Records, Brazos County, Texas;
  - d. The Third Amended and Restated Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II, effective November 11 2011 was recorded in Volume 11915, Page 211 of the Official Records, Brazos County, Texas;
  - e. The Fourth Amended and Restated Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II, effective June 18, 2014 was recorded in Volume 12086, Page 233 of the Official Records, Brazos County, Texas;

- f. The Fifth Amended and Restated Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II, effective December 19, 2014 was recorded in Volume 12436, Page 65 of the Official Records, Brazos County, Texas;
  - g. The Sixth Amended and Restated Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II effective June 2, 2015, was recorded in Volume 12732, Page 238 of the Official Records, Brazos County, Texas;
  - h. The Seventh Amended and Restated Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II effective July 5, 2015, was recorded in Volume 12831, Page 68 of the Official Records, Brazos County, Texas;
  - i. The Eighth Amended and Restated Declaration of Covenants, Conditions, Conditions and Restrictions Castlegate II effective March 20, 2017, was recorded in Volume 13920, Page 41 of the Official Records, Brazos County, Texas.
- (6) Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:
- a. Welcome Home Association Management, LLC  
501 Graham Road, Suite 18  
College Station, TX 77845  
(979) 999-1619  
Welcomehomebcs@gmail.com
- (7) The website address for the Association's dedicatory instruments:  
welcomehomebcs.managebuilding.com
- (8) Fee charged by the Association relating to a property transfer in the subdivision:  
Administration Fee: \$150.00, payable to Welcome Home Association Management, LLC  
Transfer Fee: \$35.00, payable to Homeowners' Association of Castlegate II, Inc.
- (9) Other information the association considers appropriate:
- a. The Amended Bylaws of the Association were recorded on November 30, 2021 in Volume 17546, Page 204, Instrument Number 1454119, in the Official Records, Brazos County Texas. They are also available at welcomehomebcs.managebuilding.com and at the offices of Welcome Home Association Management, LLC.

Executed on this 22<sup>nd</sup> day of January, 2026.  
Homeowners' Association of Castlegate II, Inc.

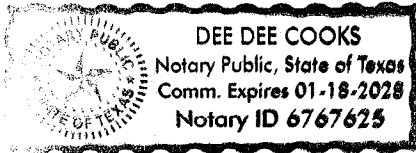
Print: THOMAS M. WOODFIN  
Signature: Thomas Woodfin  
Title: PRESIDENT

STATE OF TEXAS §

§

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 22nd day of Jan, 2006 by THOMAS M. WOODFIN of Homeowners' Association of Castlegate II, Inc., a Texas non-profit corporation, on behalf of said entity.



A handwritten signature in black ink, appearing to read "Dee Dee Cooks", written over a horizontal line.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

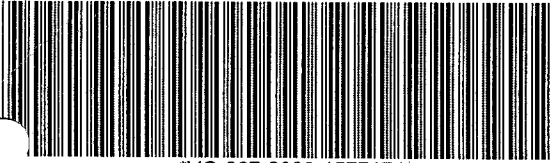
Lara Lewis

Welcome Home

Association Management, LLC

501 Graham Road, Ste. 18

College Station, TX 77845



\*VG-267-2026-1577174\*

**Brazos County  
Karen McQueen  
County Clerk**

**Instrument Number:** 1577174  
Volume : 20333  
Real Property Recordings

Recorded On: January 29, 2026 09:51 AM

Number of Pages: 4

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

Total Recording: \$33.00

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

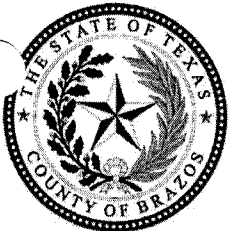
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1577174  
Receipt Number: 20260129000039  
Recorded Date/Time: January 29, 2026 09:51 AM  
User: Jacqueline V  
Station: CCLERK06

**Record and Return To:**

CASTLE GATE II  
501 GRAHAM RD STE 18  
COLLEGE STATION TX 77845



**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