

MANAGEMENT CERTIFICATE

STATE OF TEXAS

COUNTY OF BRAZOS

This is a management certificate for Wolfpen Creek Home Owners Association, a Texas non-profit corporation, filed pursuant to the requirements of Section 209.004 of the Texas Property Code, on the date stated below.

1. The name of the Subdivision is Wolfpen Village.
2. The name of the Association is Wolfpen Creek Home Owners Association, a Texas non-profit corporation.
3. The subdivision is described in the Final Plat of Wolfpen Village, recorded in Volume 297, page 407, of the Official Records of Brazos County, Texas.
4. The Declaration of Covenants, Conditions and Restrictions for the subdivision is recorded in Volume 296, page 259, of the Official Records of Brazos County, Texas. There is an Amendment to Covenants, Conditions and Restrictions for Wolfpen Village filed in Volume 333, page 464 of the Official Records of Brazos County, Texas. There is an Amendment to Covenants, Conditions and Restrictions for Wolfpen Village filed in Volume 3380, page 96 of the Official Records of Brazos County, Texas. The Board of Directors has also announced and declared its interpretation of specific standards to be applied by the Board in its dual capacity as Board of Directors and Architectural Control Committee. The statement of such standards is recorded as an attachment to the Management Certificate dated April 14, 2008, and recorded in Volume 8538, Page 136, Official Records, Brazos County, Texas. There is an Amendment to the statement of specific standards to be applied by the Board in its dual capacity as Board of Directors and Architectural Control Committee, which supercedes all prior statements of standards, dated February 5, 2014, and which is attached hereto and made a part hereof.
5. The registered agent and address of the Association is:

Cully Lipsey
1021 University Drive East
College Station, Texas 77840

The mailing address and contact information for the Association at this time is as follows:

Association Services
c/o Wolfpen Creek Home Owners Association
427 Dellwood St.
Bryan, Texas 77801

Dated the 6 day of April, 2015.

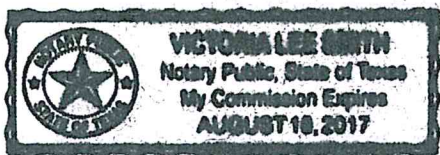
WOLFPEN CREEK HOME OWNERS
ASSOCIATION

BY: David G. Woodcock
DAVID G. WOODCOCK, President

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 6 day of April, 2015, by DAVID G. WOODCOCK, President of WOLFPEN CREEK HOME OWNERS ASSOCIATION, on behalf of said corporation and in the capacity therein stated.



Victoria Lee Smith
Notary Public, State of Texas

Wolf Pen Creek Homeowners Association STANDARDS IDENTIFIED BY THE BOARD

From the Declaration of Covenants, Conditions and Restrictions (February 1999)

Article IV, Section 2(c) reads: "It shall be the duty of each property owner to maintain front building surfaces, wall, fences, carports and other elements visible from the common areas to standards identified by the Board."

The Board of Directors hereby issues the following as "the standards" for maintenance, effective 5 February 2014 and to remain in force until amended and published to all property owners. These amended 'Standards' will be filed at the Brazos County Courthouse to supersede previous 'Standards.'

Architectural Control Committee

Article V of the Declaration of Covenants, Conditions and Restrictions mandates the establishment of an Architectural Control Committee by the Board of Directors. The committee is obligated to review and approve or disapprove changes and alterations to existing buildings, fences, walls and other structures visible from common areas. The property owner must submit a written and signed proposal to the Board with a description of the project with illustrations as needed. The committee must act within 30 days of the receipt of a proposal or the proposal is deemed to be approved. The Architectural Control Committee is the Board of Directors acting as a committee of the whole.

The Architectural Control Committee may, at its discretion, advise individual property owners of 'the duty to maintain front building surfaces, wall, fences, carports and other elements visible from common areas,' by citing specific items needing attention.

Building Materials

Exterior building materials shall be compatible in appearance with the existing facades of wood and brick. Siding other than wood must be submitted to the Architectural Control Committee, and will be approved only if it maintains the existing scale, pattern and color common to the area.

Paint Colors

Painted exterior surfaces visible from common area shall be in shades within the brown range already in use on the Association's properties. Trim and garage doors shall be in harmonizing shades of brown colors. Proposed color deviations shall be submitted to the Architectural Control Committee for approval.

Landscaping

Residents wishing to extend personal landscaping, including in-ground planting and potted plants, onto common ground must first apply to and obtain approval from the Board. The extent and nature of planting must be clearly described. The expense of maintaining such landscaping will be the responsibility of the homeowner. Lack of such maintenance may, at the discretion of the Board, result in the removal of the landscape materials and reversion to an easily maintainable condition.

Carports

Open carports may be used to store only currently licensed motor vehicles (excluding RVs and travel trailers), boats (including jet skis), firewood, bicycles and cooking grills, and City trash cans. Open carports may not be used as living areas or for on-going vehicle repairs or as workshops. City Ordinance No. 2302 of February 12, 1998, Chapter 7, section s, sub-section B9 addresses the prohibition of accumulations of trash, old furniture, etc. in open car ports. The Association will work with the City to ensure compliance.

City Trash Cans

City Ordinance requires these to be placed by the curb no later than 8:00 a.m. on the day of collection, and to be brought back into car ports, or away from the street, within 24 hours, preferably the same day. The lid of the wheeled container provided by the City must be fully closed. The automated system will not collect garbage placed outside the container.

Trash and Recycling

The City of College Station makes a weekly collection of selected recyclable materials that must be placed in City provided bags. Yard waste, cardboard containers and other large items that will not fit into the City trash can are also collected in that day. These materials should be placed next to the curb on the morning of pickup.

Rainwater Dispersal

Drainage from roofs and gutters must be retained on the homeowner's property before being drained to the street or to the Wolf Pen Creek, and not drained onto adjacent properties.

Rainwater Storage

Rain barrels on common ground or in locations visible from public roads shall be located immediately adjacent to the property, no larger than 50 gallons in capacity, and of a neutral color. They must be covered with mosquito-proof screen.

RULES AND REGULATIONS GOVERNING COMMON AREAS

"The Board of Directors shall have power to adopt and publish rules and regulations governing the use of the common area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof." (By Laws)

Parking

Vehicles must be parked completely within the confines of the unit's driveway or car port. Parking along unpainted curbs is intended for visitors and not for regular overnight parking. Red painted curbs denote No Parking/Fire Lane; yellow painted curbs denote No Parking/Tow Away. Parking on the grass is not permitted at any time. City ordinances are strictly enforced.

Pets

Pet owners are required to clean up after their animals. Pets are not allowed within the pool area.

Use of Common Areas outside the Pool Area

The common areas within the boundaries of the Wolf Pen Creek Homeowners Association are intended only for passive enjoyment by residents and visitors to the neighborhood. As such, no permanent or temporary structures, storage or equipment, to include sports equipment, may be placed on common areas. Weapons, fires and fireworks are expressly prohibited.

Properties that back on to Common Areas and have a gate access are reminded that the gate, while intended primarily for emergency egress, may be used for access for the enjoyment of the common area. The common area may not be used for storage or as an extension of the property. Such properties are also reminded that the appearance from the common area reflects on the neighborhood as a whole, and must have proper maintenance.

Use of Pool Area

Only homeowners, their immediate families, and their guests are allowed to use this facility. Guests must be accompanied by at least one homeowner or registered tenant. Homeowners' regular assessments (dues) must be current to maintain pool privileges.

The following rules for the use of the pool area are posted at the pool:

All children under 12 must be accompanied by an adult.

No animals are allowed within the fenced area.

No glass containers are allowed within the fenced area.

The gate is to be closed at all times.

No running or pushing is permitted near the pool.

Pool users must remove their trash.

The Homeowners Association assumes no responsibility for lost or stolen items.

Pool equipment may be maintained only by authorized personnel.

Violations shall result in loss of pool privileges.

Signage, including political signs

Signage is not permitted, except that "For Sale" or "For Rent" signs may be placed immediately outside the unit for sale or rent.

Political signs are allowed for the period one month prior to an election. They must be placed only outside the unit occupied by the individual supporting the candidate(s), and must be removed immediately after the election.

No sign shall exceed 3 square feet in area and no more than one sign per candidate (or in the case of a presidential election, candidates) may be displayed at any one time at a single property.

Religious or Opinion Signage or Display unconnected with an election is not allowed, except for a religious display at the entry to a dwelling. Such display may not exceed 25 square inches.

Approved by the Board and issued: 5 February 2014