

2022004146 MISC
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J. A. "Andy" Harwell, County Clerk - McLennan County, Texas

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**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS
COUNTY OF MCLENNAN

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

THIS PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (the "Management Certificate") is made this 31st day of January, 2022 by CALLAN VILLAGE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation ("Association") in accordance with Section 209.004 of Title 11 of the *Texas Property Code*, as amended. The Association hereby states as follows:

1. The name of the subdivision is the Callan Village.
2. The name of the Association is CALLAN VILLAGE COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation.
3. The subdivision plat for Callan Village was recorded under Instrument Number 2020042941, of the Official Public Records, McLennan County, Texas.
4. The subdivision is subject to the covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Callan Village, recorded on December 7, 2020 under Clerk's File Number 2020043552 in the Official Public Records of McLennan County, Texas (the "Declaration").
5. The mailing address of the Association, or name and mailing address of the person or entity managing the Association is as follows:

Callan Village Community Association, Inc.
c/o Townley Management, Inc. dba Paramount Realty & Management
P. O. Box 23111
Waco, Texas 76702

6. The Declaration contemplates the payment of assessments and other charges to the Association by each owner of a lot within the Subdivision. The charges, assessments and sums, together with such interest thereon and cost of collection thereof as provided in the Declaration constitutes a charge on such lot and are secured by a continuing contractual lien upon the lot against which such assessments or charges are made. The contractual lien secured such charges, assessments and sums may be subordinate to certain bona fide purchase money liens or mortgages created for improvements covering such lot.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE OF PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE]

IN WITNESS WHEREOF, the Association has caused the instrument to be executed by its duly
authorized agent as of the date first written above.

CALLAN VILLAGE COMMUNITY
ASSOCIATION, INC., a Texas nonprofit corporation

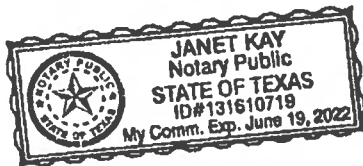
By: [Signature]
Name: Ryan J. Lindsey
Title: President

STATE OF TEXAS

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§
§

COUNTY OF McLENNAN

The foregoing instrument was acknowledged before me on this 31 day of January, 2022, by
Ryan J. Lindsey, President of Callan Village Community Association, Inc., on behalf of said association.



[Signature]
Notary Public in and for the State of Texas

After recording, please return to:

Matthew L. Czimskey
BEARD KULTGEN BROPHY BOSTWICK &
DICKSON, PLLC
220 South Fourth Street
Waco, TX 76701

**Fees charged to complete
TREC Form 37-5 & 32-4 for property sale
and Transfer Fee charge**

Transfer Fee - \$100

The HOA transfer fee covers all costs that the HOA Management Company will incur when transferring the ownership records from the seller to the buyer. These are charges associated with preparing and distributing documents, updating names in databases, changing security codes and amenities passes, and other administrative costs.

Subdivision Information including Resale Certificate - \$250

An HOA resale certificate provides the buyer with important information regarding the homeowner's association. This includes details about the current HOA budget, any anticipated expenditures for the upcoming year, and the amount the association has in reserve. It also provides information if there is any pending litigation the association is involved in. *(Owner Re-Finance does not include a Transfer Fee and the Resale Certificate is reduced to \$150.)*

Lending Questionnaire Fee

Paramount Realty & Management charges \$250 to complete detailed questionnaires for lender underwriters (these are predominantly for condominiums).