

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

In accordance with Texas Property Code section 209.004, Texas Residential Property Owners Protection Act, WILLIAMS CREEK OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Williams Creek.
2. The name of the association is Williams Creek Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the following plats: Phase 1 recorded in Volume 6533, Page 131, Official Records, Brazos County, Texas; Phase 2 recorded in Volume 6745, Page 149; and Volume 8943, Page 43, Official Records, Brazos County, Texas; Phase 3 recorded in Volume 7249, Page 292; Volume 8178, Page 230; and Volume 12552, Page 249, Official Records, Brazos County, Texas; Phase 4 recorded in Volume 7118, Page 119, Official Records, Brazos County, Texas; Phase 5 recorded in Volume 7757, Page 147; and Volume 8276, Page 139, Official Records, Brazos County, Texas; Phase 6 recorded in Volume 11426, Page 67, Official Records, Brazos County, Texas; and Phase 7 recorded in Volume 7964, Page 180, Official Records, Brazos County, Texas
4. The declarations are recorded in the following: Phase 1 recorded in Volume 6536, Page 138; Volume 10567, Page 286; Volume 15092, Page 252; Volume 15731, Page 211; Volume 16671, Page 69, Official Records, Brazos County, Texas; Phase 2 recorded in Volume 6746, Page 84; Volume 15092, Page 252; Volume 15731, Page 211; Volume 16671, Page 69, Official Records, Brazos County, Texas; Phase 3 recorded in Volume 7251, Page 161; Volume 15092, Page 252; Volume 15731, Page 211; Volume 16671, Page 69, Brazos County, Texas; Phase 4 recorded in Volume 7119, Page 37; Volume 15092, Page 252; Volume 15731, Page 211; Volume 16671, Page 69, Brazos County, Texas; Phase 5 recorded in Volume 7758, Page 57; Volume 6578, Page 220; Volume 6525, Page 227; Volume 7996, Page 73; Volume 15092, Page 252; Volume 15731, Page 211; Volume 16671, Page 69, Official Records, Brazos County, Texas; Phase 6 recorded in Volume 6578, Page 220; Volume 11431, Page 161; Volume 11713, Page 226; Volume 15092, Page 252; Volume 15731, Page 211; Volume 16671, Page 69, Official Records, Brazos County, Texas; and Phase 7 recorded in Volume 6578, Page 220; Volume 7965, Page 1; Volume 7996, Page 73; Volume 15092, Page 252; Volume 15731, Page 211; Volume 16671, Page 69, Official Records, Brazos County, Texas
5. The name and mailing address for the association are as follows:  
  
Williams Creek Owners Association, Inc.  
700 University Drive East, Suite 108  
College Station, Texas 77840  
Attention: Berkshire Hathaway HomeServices Caliber Realty
6. The name, mailing address, telephone number, and e-mail address of the person managing the

*Property Owners' Association Management Certificate*

association or the association's designated representative are as follows:

Berkshire Hathaway HomeServices Caliber Realty  
700 University Drive East, Suite 108  
College Station, Texas 77840  
979.703.1819  
hoa@bhhscaliber.com

7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Texas Property Code section 207.006 is [www.bhhscaliber.com/hoa/deedrestrictions/williams-creek/](http://www.bhhscaliber.com/hoa/deedrestrictions/williams-creek/).
8. The association charges the following fees relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00 and a transfer fee in the amount of \$50.00.

This certificate amends, restates, supersedes, and replaces any prior Management Certificate filed by this association.

EXECUTED as of the 27 day of October 2023.

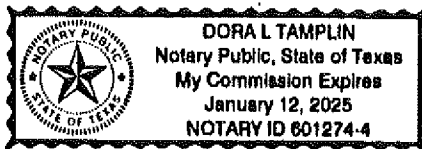
WILLIAMS CREEK OWNERS ASSOCIATION, INC. a  
Texas nonprofit corporation

By: Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 27<sup>th</sup> day of October 2023 by Suzan Reed, Managing Agent WILLIAMS CREEK OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation and in the capacity therein stated.



Dora L. Tamplin  
Notary Public, State of Texas

**Brazos County  
Karen McQueen  
County Clerk**

---

**Instrument Number:** 1530123

Volume : 19238

ERecordings - Real Property

Recorded On: May 29, 2024 11:48 AM

Number of Pages: 3

---

**" 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: 1530123

Receipt Number: 20240529000106

Recorded Date/Time: May 29, 2024 11:48 AM

User: Thao C

Station: CCLERK01

**Record and Return To:**

Simplifile

5072 NORTH 300 WEST

PROVO UT 84604



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