

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, AUSTIN'S COLONY HOMEOWNERS ASSOCIATION OF BRYAN, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Austin's Colony.
2. The name of the association is Austin's Colony Homeowners Association of Bryan, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the following plats: Phase 1 – Volume 2070, Page 109, Official Records, Brazos County, Texas; Phase 2 – Volume 2441, Page 198, Official Records, Brazos County, Texas; Phase 3 – Volume 2756, Page 207, Official Records, Brazos County, Texas; Phase 4 – Volume 3272, Page 303, Official Records, Brazos County, Texas; Phase 5 – Volume 3726, Page 24, Official Records, Brazos County, Texas; Phase 6 – Volume 3718, Page 195, Official Records, Brazos County, Texas ; Phase 7A – Volume 3971, Page 181, Official Records, Brazos County, Texas; Phases 7B and 7C – Volume 4184, Page 109, Official Records, Brazos County, Texas; Phase 8A – Volume 4838, Page 203, Official Records, Brazos County, Texas; Phase 8B – Volume 5380, Page 284, Official Records, Brazos County, Texas; Phase 9 – Volume 6302, Page 15, Official Records, Brazos County, Texas; Phases 10A and 10B – Volume 7912, Page 21, Official Records, Brazos County, Texas; Phase 11A and 11C – Volume 8892, Page 22, Official Records, Brazos County, Texas; Phase 11B – Volume 9530, Page 86, Official Records, Brazos County, Texas; Phase 12A – Volume 10515, Page 291, Official Records, Brazos County, Texas; Phase 13 – Volume 11975, Page 70, Official Records, Brazos County, Texas; Phase 14 – Volume 13332, Page 31, Official Records, Brazos County, Texas; Phase 15 – Volume 13332, Page 31, Official Records, Brazos County, Texas; Phase 16 – Volume 14057, Page 262, Official Records, Brazos County, Texas; Phase 17 – Volume 14057, Page 262, Official Records, Brazos County, Texas; Phase 18 – Volume 15270, Page 41, Official Records, Brazos County, Texas; Phase 19 – Volume 14825, Page 165, Official Records, Brazos County, Texas; Phase 20 – Volume 16347, Page 50, Official Records, Brazos County, Texas; and Park – Document No. 1290671, Official Records, Brazos County, Texas.
4. The declarations are recorded in the following: Phase 1 – Document No. 549348, Official Records, Brazos County, Texas; Phase 2 – Document No. 589825, Official Records, Brazos County, Texas; Phase 3 – Document No. 622157 and 953429, Official Records, Brazos County, Texas; Phase 4 – Document No. 669067, Official Records, Brazos County, Texas; Phase 5 – Document No. 708596, Official Records, Brazos County, Texas; Phase 6 – Document No. 709884, Official Records, Brazos County, Texas; Phase 7A – Document No. 731183, Official Records, Brazos County, Texas; Phases 7B and 7C – Document No. 749156, Official Records,

Property Owners' Association Management Certificate

Brazos County, Texas; Phase 8A – Document No. 789474, Official Records, Brazos County, Texas; Phase 8B – Document No. 821563, Official Records, Brazos County, Texas; Phase 9 – Document No. 870610, Official Records, Brazos County, Texas; Phases 10A and 10B – Document No. 959781, Official Records, Brazos County, Texas; Phase 11A and 11C – Document No. 1016341, Official Records, Brazos County, Texas; Phase 11B – Document No. 1054807, Official Records, Brazos County, Texas; Phase 12A – Document No. 1115710, Official Records, Brazos County, Texas; Phase 13 – Document No. 1191973, Official Records, Brazos County, Texas; Phase 14 – Document No. 1263549, Official Records, Brazos County, Texas; Phase 15 – Document No. 1263548, Official Records, Brazos County, Texas; Phase 16 – Document No. 1299260, Official Records, Brazos County, Texas; Phase 17 – Document No. 129961, Official Records, Brazos County, Texas; Phase 18 – Document No. 1358762, Official Records, Brazos County, Texas; Phase 19 – Document No. 1336770, Official Records, Brazos County, Texas; and Phase 20 – Document No. 1405802, Official Records, Brazos County, Texas.

5. The name and mailing address for the association are as follows:

Austin's Colony Homeowners Association of Bryan, 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 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@bhhs caliber.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.bhhs caliber.com/hoa/deedrestrictions/austins-colony/.

8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00.

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

EXECUTED as of the 27 day of October 2023.

AUSTIN'S COLONY HOMEOWNERS
ASSOCIATION OF BRYAN, INC. a Texas
nonprofit corporation

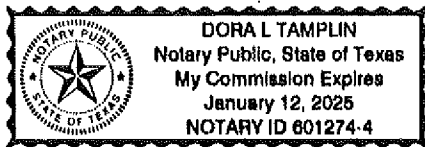
By:

Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 27th day of October 2023
by Suzan Reed, Managing Agent of AUSTIN'S COLONY HOMEOWNERS ASSOCIATION OF
BRYAN, 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: 1530143

Volume : 19238

ERecordings - Real Property

Recorded On: May 29, 2024 01:33 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* 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: 1530143

Receipt Number: 20240529000128

Recorded Date/Time: May 29, 2024 01:33 PM

User: Thao C

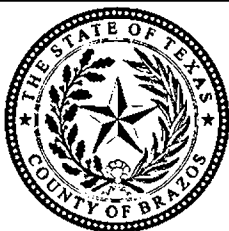
Station: CCLERK06

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