

**Walker County
Kari A. French
Walker County Clerk**

Instrument Number: 103076

ERecordings-RP

NOTICE

Recorded On: November 05, 2024 03:20 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** 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:

Instrument Number: 103076
Receipt Number: 20241105000048
Recorded Date/Time: November 05, 2024 03:20 PM
User: Brenda L
Station: Recording01

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX

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, WALKER COUNTY SPRING LAKE ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Spring Lake Estates
2. The name of the association is Walker County Spring Lake Estates Homeowners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the Final Plat of Section 8, recorded in Volume 1161, Page 198 of the Official Records of Walker County, Texas.
4. The declaration is recorded in Volume 716, Page 192; Volume 1300, Page 419; Volume 1300, Page 436; and Volume 1161, Page 183, all of the Official Records of Walker County, Texas.
5. The name and mailing address for the association are as follows:

Walker County Spring Lake Estates Homeowners 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 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/spring-lake-estates/.
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$150.00.

Property Owners' Association Management Certificate

This Property Owners' Association Management Certificate supersedes any prior Management Certificate.

EXECUTED as of the 25 day of September 2024.

WALKER COUNTY SPRING LAKE ESTATES
HOMEOWNERS ASSOCIATION, INC. a Texas
nonprofit corporation

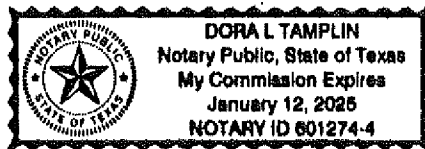
By:

Suzan Reed
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 25th day of September 2024 by Suzan Reed, Managing Agent of WALKER COUNTY SPRING LAKE ESTATES HOMEOWNERS 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