

**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.**

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE**

In accordance with Texas Property Code section 82.116, THE VILLAGES AT TRADITIONS CONDOMINIUM ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the condominium is The Villages at Traditions Condominium.
2. The name of the association is The Villages at Traditions Condominium Association, Inc., a Texas nonprofit corporation.
3. The condominium is located at 2100 Traditions Blvd, Bryan, TX 77807, and described in the plat recorded in Volume 14082, Page 219, of the Official Records in Brazos County, Texas.
4. The declaration is recorded in Volume 14082, Page 219 of the Official Records of Brazos County, Texas, as amended by Volume 14094, Page 70; Volume 14095, Page 68; and Volume 15621, Page 203, all of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:  
  
The Villages at Traditions Condominium 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@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/the-villages-at-traditions/](http://www.bhhs caliber.com/hoa/deedrestrictions/the-villages-at-traditions/).
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$190.00.

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

EXECUTED as of the 27 day of October 2023.

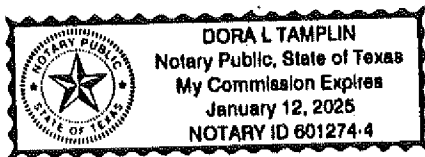
THE VILLAGES AT TRADITIONS CONDOMINIUM  
ASSOCIATION, INC. a Texas nonprofit corporation

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 of THE VILLAGES AT TRADITIONS CONDOMINIUM 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**

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**Instrument Number:** 1530110

Volume : 19237

ERecordings - Real Property

Recorded On: May 29, 2024 11:16 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

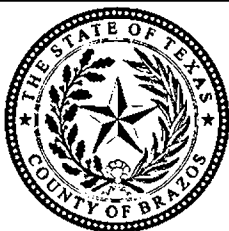
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1530110  
Receipt Number: 20240529000091  
Recorded Date/Time: May 29, 2024 11:16 AM  
User: Victoria L  
Station: Victoria Limon

**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