

## **Property Owner's Association Management Certificate**

This Property Owner's Association Management Certificate is being recorded by Spring Creek Townhomes Owners Association, Inc. a Texas non-profit corporation (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

- (1) Name of the Subdivision: Spring Creek Townhomes
- (2) Name of the Association: Spring Creek Townhomes Homeowners Association, Inc.
- (3) Mailing Address for the Association: P.O. Box 14349, College Station, TX 77841
- (4) Recording data for the subdivision:
  - a. The plats for Spring Creek Townhomes are recorded at Volume 5513, Page 148, Volume 6708, Page 41, Volume 7402, Page, 119, Volume 8035, Page 103, Volume 9446, Page 200, Volume 11610, Page 119, Volume 12506, Page 89, Volume 12528, Page 285, Volume 13169, Page 69, Volume 13606, Page 17, and Volume 13650, Page 37 of the Official Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
  - a. Declaration of Covenants, Conditions and restrictions of Spring Creek Townhomes Subdivision recorded in Volume 5711, Page 128 of the Official Records of Brazos County, Texas on November 6, 2003;
  - b. First Amendment to Declaration of Covenants, Conditions, and Restrictions of Spring Creek Townhomes Subdivision recorded in Volume 5813, Page 35 of the Official Records of Brazos County, Texas on January 12, 2004;
  - c. Second Amendment to Declaration of Covenants, Conditions, and Restrictions of Spring Creek Townhomes Subdivision recorded in Volume 6040, Page 91 of the Official Records of Brazos County, Texas on May 14, 2004;
  - d. Annexation of Land to Declaration of Covenants, Conditions, and Restrictions of Spring Creek Townhomes Subdivision recorded in Volume 8050, Page 103 of the Official Records of Brazos County, Texas on June 20, 2007;
  - e. Annexation of Land to Declaration of Covenants, Conditions, and Restrictions of Spring Creek Townhomes Subdivision recorded in Volume 10388, Page 32 of the Official Records of Brazos County, Texas on October 25, 2011;
  - f. Third Amendment to Declaration of Covenants, Conditions and Restrictions for Spring Creek Town homes Subdivision recorded in Volume 12698, Page 140 of the Official Records of Brazos County, Texas on May 21, 2015;
  - g. The Fourth Amended & Restated Declaration of Covenants, Conditions and Restrictions of Spring Creek Townhomes Subdivision was recorded at Volume 14044, Page 219 of the Official Records, Brazos County, Texas on May 25, 2017.

- (6) Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:
- a. Howdy HOA Management, LLC  
4508 Mills Park Circle, Suite 500  
College Station, TX 77845  
(713)851-9033  
brian@bsimpsonrealty.com
- (7) The website address for the Association's dedicatory instruments:  
www.howdyhoamanagement.com
- (8) Fee charged by the Association relating to a property transfer in the subdivision:  
Administration Fee: \$100.00; Transfer Fee: \$100.00
- (9) Other information the association considers appropriate:
- a. The bylaws of the Association are available at www.howdyhoamanagement.com.

Executed on this 17<sup>th</sup> day of October ~~September~~, 2023.

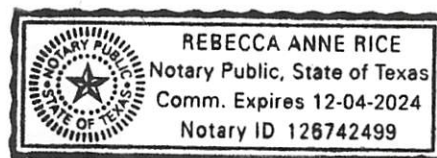
Spring Creek Owners Association, Inc.

By: Vickie Winston  
Association President

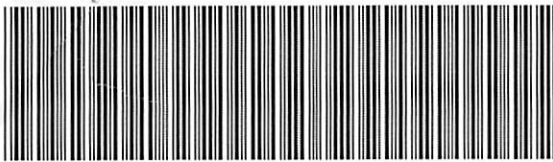
STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before me on the 17<sup>th</sup> day of October, 2023, by Vickie Winston President of Spring Creek Townhomes Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said entity.

Rebecca Anne Rice  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:  
Jana L. Beddingfield  
Bruchez & Goss, PC  
3740 Copperfield Drive, Suite 200  
Bryan, TX 77802  
22-6119.2:JLB/vem



\*VG-267-2023-1515204\*

**Brazos County  
Karen McQueen  
County Clerk**

**Instrument Number:** 1515204

Volume : 18914

Real Property Recordings

Recorded On: November 03, 2023 11:17 AM

Number of Pages: 3

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

Total Recording: \$30.00

**\*\*\*\*\* 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: 1515204  
Receipt Number: 20231103000056  
Recorded Date/Time: November 03, 2023 11:17 AM  
User: Mary C  
Station: CCLERK10

**Record and Return To:**

BRUCHEZ & GOSS, P.C.  
4343 CARTER CREEK PKWY, SUITE 100  
BRYAN TX 77802



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