

**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, KING OAKS PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is King Oaks.
2. The name of the association is King Oaks Property Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the plat recorded under Document No. 00211406 of the Real Property Records of Grimes County, Texas.
4. The declaration is recorded under Document No. 00212660 of the Real Property Records of Grimes County, Texas, as amended and supplemented by Document Nos. 00246778, 00266017, 00287345, 00301805, 00260983, 00212661, 00260980, 00214645, 00260980, 00260981, 00217482, 00218710, 00260982, 00287344, and 00275903, all of the Real Property Records of Grimes County, Texas.
5. The name and mailing address for the association are as follows:  
  
King Oaks Property 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 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 addresses of the Internet websites on which the association's dedicatory instruments are available in accordance with Texas Property Code section 207.006 are [www.bhhs caliber.com/hoa/deedrestrictions/king-oaks/](http://www.bhhs caliber.com/hoa/deedrestrictions/king-oaks/) and [www.kingoakspoa.org/documents/](http://www.kingoakspoa.org/documents/).

8. The association charges the following fees relating to a property transfer in the subdivision: an administration fee in the amount of \$125.00 and a working capital assessment in the amount of \$500.00 for a vacant lot or \$750.00 for an improved lot.

EXECUTED as of the 14<sup>th</sup> day of December 2021.

KING OAKS PROPERTY OWNERS  
ASSOCIATION, INC. a Texas nonprofit  
corporation

By:

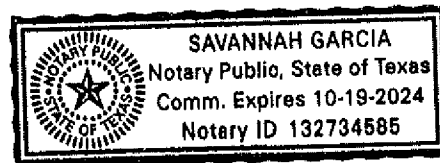
Suzan Reed  
Suzan Reed, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 14<sup>th</sup> day of December 2021 by Suzan Reed, Managing Agent of KING OAKS PROPERTY OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation and in the capacity therein stated.

Savannah Garcia  
Notary Public, State of Texas



**Grimes County  
Vanessa Burzynski  
Grimes County Clerk**

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**Instrument Number:** 321865

eRecording - Real Property

Recorded On: January 10, 2022 04:48 PM

Number of Pages: 3

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

Total Recording: \$30.00

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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: 321865  
Receipt Number: 20220110000012  
Recorded Date/Time: January 10, 2022 04:48 PM  
User: Mary H  
Station: Clerk03

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS  
COUNTY OF GRIMES**

**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 Records of Grimes County, Texas.**

Vanessa Burzynski  
Grimes County Clerk  
Grimes County, TX

*Vanessa Burzynski*