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, CONNOR'S COVE HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Connor's Cove.

2. The name of the association is Connor's Cove Homeowners Association, Inc., a Texas nonprofit corporation.

3. The subdivision is described in the Exhibit A of the declaration recorded under Document No. 1370031 of the Official Records of Brazos County, Texas.

4. The declaration is recorded under Document No. 1370031 of the Official Records of Brazos County, Texas, as amended by Document Nos. 1372049, 1378010, and 1438447, all of the Official Records of Brazos County, Texas.

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

   Connor's Cove 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/connorscove/.

8. The association charges the following fees relating to a property transfer in the subdivision: an administration fee in the amount of $150.00 and a working capital assessment in the amount of

$200.00.

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

EXECUTED as of the 27 day of October 2023.

CONNOR'S COVE 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 27th day of October 2023 by Suzan Reed, Managing Agent of CONNOR'S COVE 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
My Commission Expires
January 12, 2025
NOTARY ID 601274-4

Dora L Tamplin
Notary Public, State of Texas

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1530193
Volume : 19239

ERecordings - Real Property

Recorded On: May 29, 2024 04:24 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $33.00

********** **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:		**Record and Return To:**
Document Number:	1530193	Simplifile
Receipt Number:	20240529000187	5072 NORTH 300 WEST
Recorded Date/Time:	May 29, 2024 04:24 PM	
User:	Victoria L	PROVO UT 84604
Station:	Victoria Limon	

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