

Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Creek Meadows 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: Creek Meadows
- (2) Name of the Association: Creek Meadows Owners Association, Inc.
- (3) Mailing Address for the Association: 3363 Univeristy Drive East Suite 215 Bryan Texas 77802
- (4) Recording data for the subdivision:
 - a. The plats for Creek Meadows are recorded at Volume 8028, Page 251, Volume 8028, Page 248, Volume 8625, Page 24, Volume 8947, Page 249, Volume 8950, Page 98, Volume 8989, Page 39, Volume 9202, Page 117, Volume 9404, Page 130, Page 9583, Page 148, Volume 9720, Page 164, Volume 9903, Page 166, Volume 10030, Page 115, Volume 10452, Page 288, Volume 10780, Page 10, Volume 10785, Page 162, Volume 11668, Page 87, Volume 11936, Page 269, Volume 12280, Page 64, Volume 12304, Page 132, Volume 12304, Page 131, Volume 12328, Page 187, Volume 12555, Page 199, Volume 12555, Page 198, Volume 12790, Page 100, Volume 12988, Page 67, Volume 13192, Page 219, Volume 13192, Page 220, Volume 13225, Page 187, Volume 13541, Page 138, Volume 13541, Page 139, Volume 13727, Page 294, Volume 14119, Page 77, Volume 14422, Page 226, Volume 14422, Page 225, Volume 14422, Page 224, Volume 14964, Page 164, Page 17105, Page 8 and Volume 17105, Page 7, all in the Official Records of Brazos County, Texas.
- (5) Recording data for the declaration and any amendments thereto:
 - a. The Declaration of Protective Covenants for Creek Meadows (the "Original Declaration"), effective November 13, 2007, was recorded in Volume 8325, Page 198 of the Official Records of Brazos County, Texas;
 - b. The Original Declaration was amended and restated by that certain First Amended Declaration of Protective Covenants for Creek Meadows, (the "First Amended Declaration") effective November 13, 2008, was recorded in Volume 8869, Page 262 of the Official Records of Brazos County, Texas;
 - c. The First Amended Declaration was amended and restated by that certain Second Amended Declaration of Protective Covenants for Creek Meadows, (the "Second Amended Declaration") effective July 1, 2010, was recorded in Volume 9721, Page 201 of the Official Records of Brazos County, Texas;
 - d. The Second Amended Declaration was amended and restated by that certain Third Amended Declaration of Protective Covenants for Creek Meadows, (the "Third Amended Declaration") effective June 25, 2015, was recorded in Volume 12774, Page 180 of the Official Records of Brazos County, Texas.
 - e. The Third Amended Declaration was amended and restated by that certain Fourth Amended Declaration of Protective Covenants for Creek Meadows, (the "Fourth

Amended Declaration") effective June 29, 2016, was recorded in Volume 13466, Page 62 of the Official Records of Brazos County, Texas.

- (6) Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:
- a. Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties
3363 University Drive East Suite 215
Bryan, Texas 77802
(979) 764 - 2500
creekmeadows@bealbcs.com
- (7) The website address for the Association's dedicatory instruments: www.bealbcshoa.com
- (8) Fee charged by the Association relating to a property transfer in the subdivision: Administration Fee: \$125.00; Transfer Fee: \$35.00; and Pool Fee: \$25.00.
- (9) Other information the association considers appropriate:
- a. Notices of Addition of Land to Creek Meadows recorded in Volume 10504, Page 91, Volume 10953, Page 163, Volume 11731, Page 48, Volume 11975, Page 259, Volume 12607, Page 112, Volume 12607, Page 114, Volume 12607, Page 116, Volume 12607, Page 118, Volume 12607, Page 120, Volume 12666, Page 86 and Volume 12771, Page 50, respectively, of the Official Public Records of Brazos County, Texas;
 - b. Notice of Withdrawal of Land to Creek Meadows recorded in Volume 12771, Page 48 of the Official Records of Brazos County, Texas;
 - c. The bylaws of the Association were adopted on November 20, 2020 and are available at www.bealbcshoa.com or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.

Executed on this 27 day of January, 2022.

Creek Meadows Owners Association,
a Texas non-profit corporation

By: 
Association President

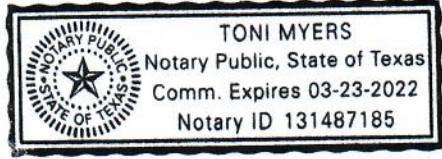
[ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 27th day of January, 2021,
by Timothy Long, President of Creek Meadows Owners Association, a Texas
non-profit corporation, on behalf of said entity.

J. Myers

Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Jana L. Beddingfield
Bruchez, Goss, Thornton, Meronoff & Briers, PC
4343 Carter Creek Parkway, Suite 100
Bryan, TX 77802
19-1108:JLB/dp