


**Property Owner's Association Management Certificate**

This Property Owner's Association Management Certificate is being recorded by Wood Brook Owners Association, Inc., a Texas non-profit corporation (the "Association") in compliance with the terms of Chapter 82 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: Wood Brook Condominiums
- (2) Name of the Association: Wood Brook Owners Association, Inc.
- (3) Mailing Address for the Association: 3363 University Dr. East, Suite #215 Bryan, TX 77802
- (4) Recording data for the subdivision:
  - a. The plat is recorded at Volume 578, Page 49 of the Official Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
  - a. The Condominium Declaration for Wood Brook Condominiums was recorded at Volume 578, Page 1 of the Official Records, Brazos County, Texas on May 23, 1983.
  - b. The Amendment to the Condominium Declaration for Wood Brook Condominiums was recorded at Volume 583, Page 156 of the Official Records, Brazos County, Texas on June 17, 1983.
- (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 Dr. East, Suite #215  
Bryan, TX 77802  
(979) 764 - 2500  
hoa@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
- (9) Other information the association considers appropriate:
  - a. The Bylaws of the Association 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 17<sup>th</sup> day of March, 2022.

Wood Brook Owners Association, Inc., a  
Texas non-profit corporation

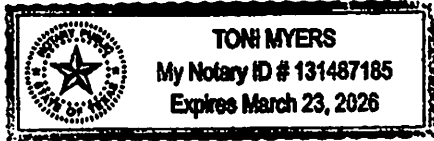
By:  \_\_\_\_\_

Title: Treasurer \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

This instrument was acknowledged before me on the 17<sup>th</sup> day of March, 2022,  
by Carrie Siatunuu, Treasurer (title) of Wood Brook Owners  
Association, Inc., Inc., 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  
19-1109:JLB/dp



\*VG-267-2022-1465219\*

Brazos County  
Karen McQueen  
County Clerk

Instrument Number: 1465219  
Volume : 17806

Real Property Recordings

Recorded On: March 22, 2022 01:12 PM

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: 1465219  
Receipt Number: 20220322000134  
Recorded Date/Time: March 22, 2022 01:12 PM  
User: Amber M  
Station: CCLERK06

**Record and Return To:**

BRUCHEZ GOSS THORNTON MERONOFF & BRIERS PI  
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