

## Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Stanford Court Townhome Condominium 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: The Stanford Court Townhome Condominiums
- (2) Name of the Association: The Stanford Court Townhome Condominium Owners Association
- (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 561, Page 729 of the Real Property Records of Brazos County, Texas.
- (5) Recording data for the declaration and any amendments thereto:
  - a. The Condominium Declaration was recorded on January 13, 1983 at Volume 556, Page 472, of the Real Property 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 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](http://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 were recorded on January 13, 1983 at Volume 556, Page 527, of the Real Property Records of Brazos County, Texas and are available at [www.bealbcshoa.com](http://www.bealbcshoa.com) or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.
  - b. A bylaw amendment was recorded on July 18, 2001 at Volume 4221, Page 135 of the Real Property Records of Brazos County, Texas and is available at [www.bealbcshoa.com](http://www.bealbcshoa.com) or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.
  - c. A bylaw amendment was recorded on January 6, 2012 at Volume 10478, Page 197 of the Real Property Records of Brazos County, Texas and is available at [www.bealbcshoa.com](http://www.bealbcshoa.com) or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.
  - d. A bylaw amendment was recorded on January 3, 2013 at Volume 11091, Page 160 of the Real Property Records of Brazos County, Texas and is available at

www.bealbcshoa.com or at the office of Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties.


Executed on this 1<sup>st</sup> day of April, 2022.

Stanford Court Townhome Condominium Owners Association, Inc., a Texas non-profit corporation

By:   
Association President

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

This instrument was acknowledged before me on the 1<sup>st</sup> day of April, 2022, by Denise Bryant President of Stanford Court Townhome Condominium Owners Association, Inc., a Texas non-profit corporation, on behalf of said entity.

  
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  
19-1102:JLB/dp



\*VG-267-2022-1467040\*

Brazos County  
Karen McQueen  
County Clerk

**Instrument Number:** 1467040  
Volume : 17850  
Real Property Recordings

Recorded On: April 06, 2022 01:07 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: 1467040  
Receipt Number: 20220406000079  
Recorded Date/Time: April 06, 2022 01:07 PM  
User: Susie C  
Station: CCLERK09

**Record and Return To:**

BEAL PROPERTIES  
3363 UNIVERSITY DRIVE EAST, STE 215  
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