

## Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Villas at Westwood 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: Villas at Westwood Condominium
- (2) Name of the Association: Villas at Westwood Condominium 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 648, Page 245 of the Deed Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
  - a. The Declaration of Villas At Westwood Condominium, a Condominium, was recorded at Volume 5330, Page 149 of the Official Records, Brazos County, Texas on May 30, 2003.
  - b. The Correction Declaration of Villas At Westwood Condominium, a Condominium, was recorded at Volume 5522, Page 39 of the Official Records, Brazos County, Texas on August 12, 2003.
  - c. The Correction Declaration of Villas At Westwood Condominium, a Condominium, was recorded at Volume 5635, Page 60 of the Official Records, Brazos County, Texas on September 29, 2003.
- (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 & Capital Contribution Charge of \$250.00
- (9) Other information the association considers appropriate:
  - a. The Bylaws of the Association are recorded at Volume 5522, Page 70 of the Official Records, Brazos County, Texas. They 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.

Executed on this 23 day of May, 2024.

Villas at Westwood Condominium  
Owners Association, Inc.,  
a Texas non-profit corporation

By: Sheri Pappas  
Association President

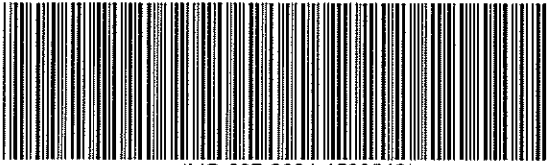
STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

This instrument was acknowledged before me on the 23rd day of May, 2024,  
by Sheri Pappas, President of Villas at Westwood Condominium Owners  
Association, Inc., a Texas non-profit corporation, on behalf of said entity.



J. Myers  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Toni Myers  
Association Manager  
Beal Properties Inc  
3363 University Dr East  
Suite 215  
Bryan Texas 77802



\*VG-267-2024-1530542\*

Brazos County  
Karen McQueen  
County Clerk

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Instrument Number: 1530542  
Volume : 19247  
Real Property Recordings

Recorded On: June 03, 2024 10:41 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$29.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

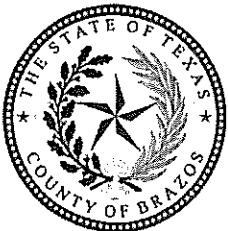
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1530542  
Receipt Number: 20240603000083  
Recorded Date/Time: June 03, 2024 10:41 AM  
User: Josephina S  
Station: CCLERK08

**Record and Return To:**

TONI MYERS  
3363 UNIVERSITY DR E 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