

### **Property Owner's Association Management Certificate**

This Property Owner's Association Management Certificate is being recorded by The Owners Association of Lakeridge Condominium, 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: Lakeridge Townhomes, a Condominium
- (2) Name of the Association: The Owners Association of Lakeridge Condominium, Inc.
- (3) Mailing Address for the Association: 3363 University Dr. East, Suite #215 Bryan, TX 77802
- (4) Recording data for the subdivision:
  - a. The plats are recorded at Volume 9515, Page 150, Volume 9789, Page 191, Volume 11092, Page 100, and Volume 14444, Page 146 of the Official Records, Brazos County Texas.
- (5) Recording data for the declaration and any amendments thereto:
  - a. The First Restated and Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 9722, Page 1 of the Official Records, Brazos County, Texas on July 9, 2010.
  - b. The Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 10148, Page 173 of the Official Records, Brazos County, Texas on May 10, 2011.
  - c. The Second Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 10659, Page 77 of the Official Records, Brazos County, Texas on May 4, 2012.
  - d. The Third Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 11151, Page 259 of the Official Records, Brazos County, Texas on February 8, 2013.
  - e. The Fourth Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 12154, Page 252 of the Official Records, Brazos County, Texas on July 21, 2014.
  - f. The Fifth Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 12762, Page 258 of the Official Records, Brazos County, Texas on June 19, 2015.
  - g. A Nonmaterial Correction Instrument was recorded at Volume 12776, Page 99 of the Official Records, Brazos County, Texas on June 25, 2015.
  - h. The Sixth Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 13345, Page 165 of the Official Records, Brazos County, Texas on May 13, 2016.
  - i. The Seventh Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 13568, Page 132 of the Official Records, Brazos County, Texas on August 26, 2016.

- j. The Eighth Amended Declaration of Lakeridge Townhomes, a Condominium was recorded at Volume 14144, Page 199 of the Official Records, Brazos County, Texas on July 13, 2017.
- (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  
lakeridge@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: \$50.00.
- (9) Other information the association considers appropriate:
  - a. The Bylaws of the Association were adopted on June 22, 2010 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 25 day of FEBRUARY, 2022.

The Owners Association of Lakeridge Condominium, Inc., a Texas non-profit corporation

By: Robert Oyald  
Association President

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS     §

This instrument was acknowledged before me on the 25<sup>th</sup> day of February 2022, by Robert Orzabal President of The Owners Association of Lakeridge Condominium, 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  
19-1092:JLB/dp





\*VG-267-2022-1465228\*

Brazos County  
Karen McQueen  
County Clerk

**Instrument Number:** 1465228  
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: 1465228  
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 PC  
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