

### Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Canyon Creek 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: The Townhomes at Canyon Creek
- (2) Name of the Association: Canyon Creek 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 4568, Page 165 of the Plat Records of Brazos County, Texas.
- (5) Recording data for the declaration and any amendments thereto:
  - a. The Declaration of Covenants, Conditions and Restrictions was recorded on May 7, 2002 at Volume 4606, Page 147, 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.
- (8) Fee charged by the Association relating to a property transfer in the subdivision: \$125.00
- (9) Other information the association considers appropriate:
  - a. The Solar Energy Devices and Roofing Materials policy is recorded at Volume 10783, Page 47 of the Real Property Records, Brazos County, Texas.
  - b. The Document Retention policy is recorded at Volume 10783, Page 39 of the Real Property Records, Brazos County, Texas.
  - c. The Collection Policy and Payment Plan Guidelines are recorded at Volume 10783, Page 32 of the Real Property Records, Brazos County, Texas.
  - d. The Flag Display policy is recorded at Volume 10783, Page 52 of the Real Property Records, Brazos County, Texas.
  - e. The Rain Barrel policy is recorded at Volume 10783, Page 43 of the Real Property Records, Brazos County, Texas.
  - f. The Access, Production, and Copying policy is recorded at Volume 10783, Page 23 of the Real Property Records, Brazos County, Texas.

Executed on this 25<sup>th</sup> day of March, 2022.

Canyon Creek Owners Association, Inc., a  
Texas non-profit corporation

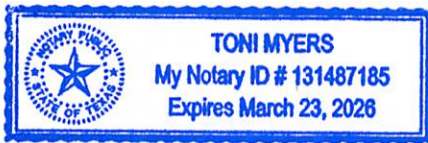
By: David M Henry  
Association President

STATE OF TEXAS §

§

COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 25<sup>th</sup> day of March, 2022,  
by David Henry President of Canyon Creek Owners Association, 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  
21-1096:JLB/dp



\*VG-267-2022-1466376\*

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1466376

Volume : 17834

Real Property Recordings

Recorded On: March 31, 2022 12:42 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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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: 1466376  
Receipt Number: 20220331000063  
Recorded Date/Time: March 31, 2022 12:42 PM  
User: Mary G  
Station: CCLERK10

**Record and Return To:**

Toni Myers  
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