

\*VG-267-2022-1469879\*

**Brazos County  
Karen McQueen  
County Clerk**

**Instrument Number:** 1469879

Volume : 17917

Real Property Recordings

Recorded On: May 02, 2022 12:12 PM

Number of Pages: 6

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

Total Recording: \$42.00

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

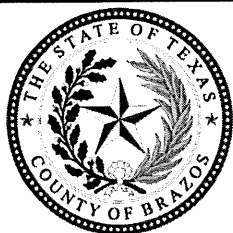
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1469879  
Receipt Number: 20220502000100  
Recorded Date/Time: May 02, 2022 12:12 PM  
User: Lana G  
Station: CCLERK08

**Record and Return To:**

BRUCHEZ GOSS THORNTON MERONOFF & BRIERS PC  
4343 Carter Creek Pkwy Ste 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


## Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Duck Haven 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: Duck Haven
- (2) Name of the Association: Duck Haven Homeowners Association, Inc.
- (3) Mailing Address for the Association: 3363 University Drive East Suite 215 Bryan Texas 77802
- (4) Recording data for the subdivision:
  - a. See Exhibit "A"
- (5) Recording data for the declaration and any amendments thereto:
  - a. See Exhibit "B"
- (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 Drive East Suite 215  
Bryan, Texas 77802  
(979) 764 - 2500
- (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; Transfer Fee: \$5.00
- (9) Other Information the Association considers appropriate for the governing administration or operation of the subdivision and association:
  - a. Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for Duck Haven, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than identifying and contacting the Association.

Executed on this 29<sup>th</sup> day of April, 2022.

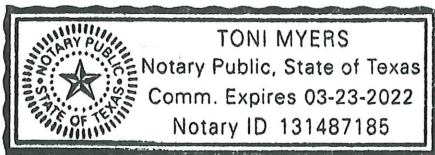
Duck Haven Owners Association,  
a Texas non-profit corporation


  
By: Micah Mogle

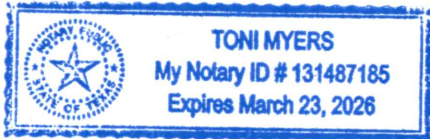
Title: President

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

This instrument was acknowledged before me on the 29<sup>th</sup> day of April, 2022,  
by Micah Mogle, President of Duck Haven Owners  
Association, a Texas non-profit corporation, on behalf of said entity.



  
Notary Public, State of Texas



**EXHIBIT "A"**

**DUCK HAVEN**, a subdivision located in Brazos County Texas and any other property which has been, or may be subsequently annexed thereto and made subject to the authority of the Duck Haven Homeowners Association, Inc. , which subdivision is presently encumbered by dedicatory instruments filed of record in Brazos County, Texas as follows:

<b>Phase</b>	<b>Date</b>	<b>Document ID #</b>	<b>Volume</b>	<b>Page</b>
Phase 1	09-20-2002	00789902	4858	114&115
Phase 1 010101R Thru 13R& 18R	01-11-2005	00879440	6470	98
Phase 1 010126R	01-26-2006	00915380	7124	258
Phase 1 Lot 3-R1	12-17-2021	1455956	17591	135
Phase 2	08-04-2004	00864978	6220	118
Phase 2	02-15-2007	00954178	7819	166
Phase 2 (Replat) Lot 1R	10-26-2015	1247148	13013	71
Phase 3	09-12-2007	00976336	8240	61
Phase 3 Lot 5-R Amending Plat	12-23-2010	01079901	9966	246
Phase 4	08-12-2010	01069130	9776	39
Phase 5	06-03-2008	00999604	8629	105
Phase 6	12-31-2014	1218008	12449	35
Phase 7	11-23-2015	1249466	13056	50
Phase 8	4-15-2016	1261218	13293	280
Phase 9	4-28-2017	1295769	13990	12

**EXHIBIT "B"**

1. 02/24/04 Declaration of Covenants, Conditions, Reservations and Restrictions of Duck Haven Estates (*Re-recorded 2003-#227423 Vol. 5639 Pg. 153 to attach a signature page.*) **2004-#00846415 Vol. 5883 Pg. 224**
2. 08/21/06 First Amendment to Declaration of Covenants, Conditions, Reservations and Restrictions of Duck Haven Estates (Mineral Estate) **2006-#00938129 Vol. 7538 Pg. 21**
3. 06/23/10 Management Certificate for Duck Haven Homeowners Association, Inc. **2010-#01064 73 Vol. 9693 Pg. 255**
4. 10/17/12 Articles of Incorporation and Bylaws of Duck Haven Homeowners Association, Inc. (*Re-recorded 2012-#1135484 Vol. 10962 Pg. 25 to attach Exhibit"B."*) **2012-#1135503 Vol. 10962 Pg. 109**
5. 10/17/12 Guidelines and Restrictions of Duck Haven Homeowners Association, Inc. (*Re-recorded 2012-#1135485 Vol. 10962 Pg. 29 to attach Exhibit "B."*) **2012-#1135504 Vol.10962 Pg. 130**
  1. 09/03/03 Construction Plan Submission Process
  2. 10/08/03 Dwelling Unit Wiring Guidelines
  3. 06/15/04 Culvert Design Guidelines
  4. 01/11/05 Fencing Guidelines
  5. 10/10/12 ACC Guidelines
6. 10/24/12 Access, Production and Copying Policy **2012-#1136185 Vol. 10975 Pg. 7**
7. 10/24/12 Board Meeting Policy **2012-#1136186 Vol. 10975 Pg. 13**
8. 10/24/12 Document Retention Policy **2012-#1136187 Vol.10975 Pg.18**
9. 10/24/12 Rain Barrel Policy **2012-#1136188 Vol.10975 Pg. 22**
10. 10/24/12 Display of Decorations and Religious Items Policy **2012-#1136190 Vol. 10975 Pg. 30**
11. 10/24/12 Deed Restrictions Enforcement and Fine Policy **2012-#1136191 Vol. 10975 Pg. 35**
12. 10/24/12 Vegetation Conservation Policy **2012-#1136203 Vol. 10975 Pg. 96**
13. 12/20/13 Amendment to the Declaration **2013-#1179537 Vol. 11768 Pg. 201**
14. 12/30/13 First Amendment to the Bylaws **2013-#01180158 Vol. 11780 Pg. 62**
15. 12/26/19 Third Amendment to Declaration of Covenants, Conditions, Reservations and Restrictions **2019-#1380972 Vol. 15760 Pg. 84**

16. 6/4/2019 Outbuilding Construction Guidelines 2019-#1362674 Vol. 15362 Pg. 60
17. 4/3/2019 Flag Display Policy Update 2019-#1356882 Vol. 15239 Pg. 162
18. 1/17/2018 Guidelines Relating to Solar Energy Devices and Storm and Energy Efficient Shingles 2018-#1318587 Vol. 14451 Pg. 73
19. 1/11/2018 Collections Policy and Payment Plan Guidelines 2018-#1318390 Vol. 14447 Pg. 201
20. 1/11/2018 3<sup>rd</sup> Amended & Restated ByLaws 2018-#1318352 Vol 14447 Pg. 1