

## Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Sweetwater 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: Sweetwater
- (2) Name of the Association: Sweetwater Owners Association, Inc.
- (3) Mailing Address for the Association: 3363 University Drive East Suite 215 Bryan Texas 77802
- (4) Recording data for the subdivision: Plat recorded in Volume 2072, Page 65, Official Records of Brazos County, TX
- (5) Recording data for the declaration and any amendments thereto:
  - a. Volume 2072, Page 65, Official Records of Brazos County, Texas
  - b. Document Retention Policy; Volume 10921, Page 166, Official Records of Brazos County, Texas
  - c. Payment Plan Guidelines; Volume 10921, Page 160, Official Records of Brazos County, Texas
  - d. Records Production and Copying Policy; Volume 10921, Page 162, Official 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 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

Executed on this 15<sup>TH</sup> day of AUGUST, 2022.

Sweetwater Owners Association,  
a Texas non-profit corporation

By: David W. Mueller  
Title: PRESIDENT

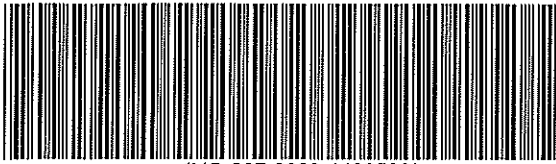
STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

This instrument was acknowledged before me on the 15<sup>th</sup> day of August, 2022,  
by Dave Mueller, President of Sweetwater Owners Association, 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  
19-1108:JLB/dp



\*VG-267-2023-1493583\*

Brazos County  
Karen McQueen  
County Clerk

---

**Instrument Number:** 1493583

Volume : 18435

Real Property Recordings

Recorded On: January 20, 2023 03:15 PM

Number of Pages: 3

---

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

Total Recording: \$30.00

---

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

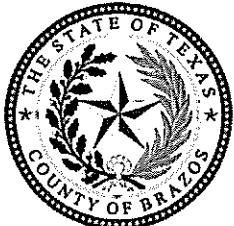
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1493583  
Receipt Number: 20230120000107  
Recorded Date/Time: January 20, 2023 03:15 PM  
User: Victoria E  
Station: CCLERK06

**Record and Return To:**

BEAL PROPERTIES  
3363 UNIVERSITY DR E SUITE 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