

Property Owner's Foundation Management Certificate

This Property Owner's Foundation Management Certificate is being recorded by The Spring Community Foundation, a Texas non-profit corporation (the "Foundation" in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Foundation. The Foundation submits the following additional information:


- (1) Name of the Subdivision: The Spring
- (2) Name of the Foundation: The Spring Community Foundation
- (3) Mailing Address for the Foundation: 3363 University Drive East Suite 215 Bryan Texas 77802
- (4) Recording data for the subdivision: The property is recorded at Volume 11594, Page 46, Official Records of Brazos County, Texas
- (5) Recording data for the declaration and any amendments thereto:
 - a. The Declaration of Covenants, Conditions and Restrictions; Volume 11594, Page 1, Official Records of Brazos County, Texas, on September 3, 2013
 - b. By-laws; Volume 11594, Page 98, Official Records of Brazos County, Texas, on September 5, 2013
 - c. Alternative Payment Guidelines; Document 01169359, Official Records of Brazos County, Texas, on September 3, 2013
 - d. Adjacent Lot Use Guidelines; Volume 17010, Instrument 1432035, Official Records of Brazos County, Texas, on May 19, 2021
 - e. Document Retention Policy; Document 01169358, Official Records of Brazos County, Texas, on September 5, 2013
 - f. Records Production and Copying Policy; Document 01169360, Official Records of Brazos County, Texas, on September 5, 2013
 - g. Standby Electric Generator Guidelines; Volume 17010, Instrument 1432024, Official Records of Brazos County, Texas, on May 18, 2021
 - h. Rainwater Harvesting System Guidelines; Volume 17010, Instrument 1432025, Official Records of Brazos County, Texas, on May 18, 2021
 - i. Shingle Criteria; Volume 17010, Instrument 1432031, Official Records of Brazos County, Texas, on May 19, 2021
 - j. Solar Energy Devices Guidelines; Volume 17010, Instrument 1432032, Official Records of Brazos County, Texas, on May 19, 2021
 - k. Religious Display Guidelines; Volume 17010, Instrument 1432033, Official Records of Brazos County, Texas, on May 19, 2021
 - l. Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines; Volume 17010, Instrument 1432034, Official Records of Brazos County, Texas, on May 19, 2021
 - m. Flag Display Guidelines; Volume 17010, Instrument 1432029, Official Records of Brazos County, Texas, on May 19, 2021
- (6) Name, mailing address, telephone number, and email address of the Person Managing the Foundation 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 Foundation's dedicatory instruments: www.bealbcshoa.com
- (8) Fee charged by the Foundation relating to a property transfer in the subdivision:
Administration Fee: \$125.00.
- (9) Transfer Fee: 0.65% on sale of developed Lot, 3% on sale of vacant Lot.

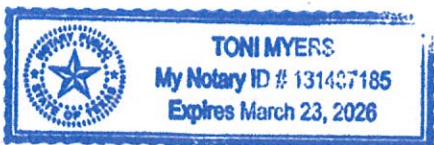
Executed on this 29th day of August, 2023.

The Spring Community Foundation,
a Texas non-profit corporation

By: 
Title: President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 29th day of August, 2023,
by John McFarlane, President of The Spring Community
Foundation, a Texas non-profit corporation, on behalf of said entity.




Notary Public, State of Texas

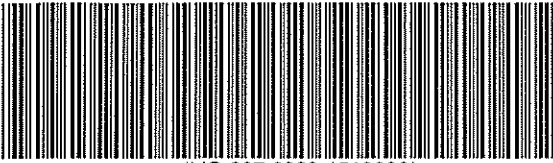
AFTER RECORDING RETURN TO:

Lara Lewis

Beal Properties

3363 University Dr. E., Suite 215

Bryan, TX, 77802



VG-267-2023-1510696

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1510696
Volume : 18820

Real Property Recordings

Recorded On: August 30, 2023 10:31 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

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

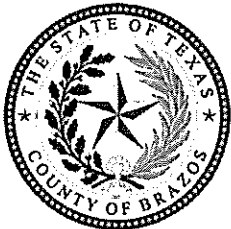
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1510696
Receipt Number: 20230830000025
Recorded Date/Time: August 30, 2023 10:31 AM
User: Josephina S
Station: CCLERK08

Record and Return To:

BEAL PROPERTIES
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