

## Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Vintage Estates Homeowner's 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: Vintage Estates
- (2) Name of the Association: Vintage Estates Homeowner's Association, Inc.
- (3) Mailing Address for the Association: 3363 University Drive East Suite 215 Bryan Texas 77802
- (4) Recording data for the subdivision: The plats are recorded at Document 1419424, Volume 16697, Page 233, 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 16767, Page 264, Official Records of Brazos County, Texas, on March 2, 2021
  - b. First Amended and Restated Declaration of Covenants, Conditions and Restrictions; Volume 18626, Page 1, Official Records of Brazos County, Texas, on May 15, 2023
  - c. By-laws; Volume 18625, Page 298, Official Records of Brazos County, Texas, on May 15, 2023
- (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 28<sup>th</sup> day of August, 2023.

Vintage Estates Homeowner's Association,  
a Texas non-profit corporation

By: 

Title: President

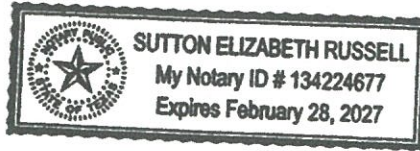
STATE OF TEXAS

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COUNTY OF BRAZOS

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This instrument was acknowledged before me on the 28<sup>th</sup> day of August, 2023,  
by Jasen Coats, President of Vintage Estates Homeowner's  
Association, a Texas non-profit corporation, on behalf of said entity.

  
\_\_\_\_\_

Notary Public, State of Texas

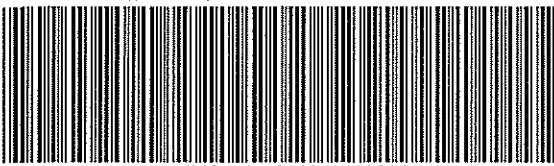
AFTER RECORDING RETURN TO:

Lara Lewis

Beal Properties

3363 University Dr. E., Suite 215

Bryan, TX, 77802



\*VG-267-2023-1510692\*

Brazos County  
Karen McQueen  
County Clerk

**Instrument Number:** 1510692

Volume : 18820

Real Property Recordings

Recorded On: August 30, 2023 10:31 AM

Number of Pages: 3

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

Total Recording: \$30.00

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

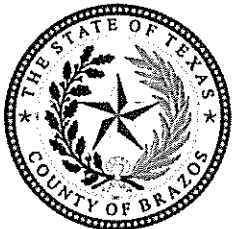
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1510692  
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