

### Property Owner's Association Management Certificate

This Property Owner's Association Management Certificate is being recorded by Green Branch Ridge 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: Green Branch Ridge
- (2) Name of the Association: Green Branch Ridge 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 729585, Volume 3971, Page 189, Official Records of Brazos County, Texas
- (5) Recording data for the declaration and any amendments thereto:
  - a. The Declaration of Covenants, Conditions and Restrictions of Phase I; Volume 3927, Page 111, Official Records of Brazos County, Texas, on September 12, 2000
  - b. Supplementary Declaration of Covenants, Conditions and Restrictions of Phase I and III; Volume 11328, Page 289, Official Records of Brazos County, Texas, on May 10, 2013
  - c. Supplementary Declaration of Covenants, Conditions and Restrictions of Phase I, III, and IV; Volume 11995, Page 135, Official Records of Brazos County, Texas, on May 5, 2014
  - d. Amended Supplementary Declaration of Covenants, Conditions and Restrictions of Phase I, III, and IV; Volume 12195, Page 87, Official Records of Brazos County, Texas, on August 7, 2014
  - e. Second Supplementary Declaration of Covenants, Conditions and Restrictions of Phase I, III, IV, and V; Volume 14068, Page 263, Official Records of Brazos County, Texas, on June 7, 2017
  - f. The Declaration of Covenants, Conditions and Restrictions of Subdivisions 6-10; Volume 15409, Page 230, Official Records of Brazos County, Texas, on June 26, 2019
  - g. The First Amended and Ratified Declaration of Covenants, Conditions and Restrictions of Phases I, III, IV, and Subdivisions 6-10; Volume 17283, Page 211, Official Records of Brazos County, Texas, on August 19, 2021
  - h. By-laws; Volume 17283, Page 235, Official Records of Brazos County, Texas, on August 19, 2021
  - i. Masonry Standards Policy; Volume 18530, Page 44, Official Records of Brazos County, Texas, on March 23, 2023
  - j. By-laws; Volume 18893, Page 170, Official Records of Brazos County, Texas, on October 20<sup>th</sup>, 2023.
  - k. Fencing Policy Volume 18893, Page 167, Official Records of Brazos County, Texas, on October 20<sup>th</sup>, 2023.
  - l. Landscaping Policy Volume 18893, Page 151, Official Records of Brazos County, Texas, on October 20<sup>th</sup>, 2023.
  - m. Name, mailing address, telephone number, and email address of the Person Managing the Association or its Designated Representative:

Thigpin Real Estate & Consulting Services, LLC d/b/a Beal Properties  
3363 University Drive East Suite 215 Bryan, Texas 77802  
(979) 764 - 2500

- (6) The website address for the Association's dedicatory instruments: www.gbrhoa.com
- (7) Fee charged by the Association relating to a property transfer in the subdivision:  
Administration Fee: \$125.00 & \$100.00 Transfer Fee

Executed on this 30<sup>th</sup> day of NOVEMBER 2023.

Association, Green Branch Ridge Homeowner's  
a Texas non-profit corporation

By: [Signature]  
Title: PRESIDENT

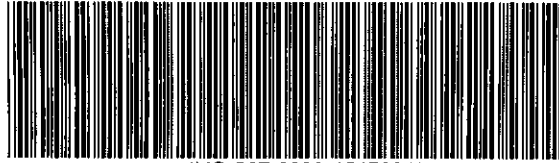
STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

This instrument was acknowledged before me on the 30<sup>th</sup> day of November 2023,  
by Joseph Haywood, President of Green Branch Ridge Homeowner's  
Association, a Texas non-profit corporation, on behalf of said entity.



J. Myers  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Toni Myers  
Beal Properties  
3363 University Dr. E., Suite 215  
Bryan, TX, 77802



**Brazos County  
Karen McQueen  
County Clerk**

**Instrument Number:** 1517031  
Volume : 18955  
Real Property Recordings

Recorded On: December 04, 2023 10:20 AM

Number of Pages: 3

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

Total Recording: \$30.00

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

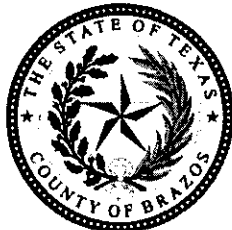
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1517031  
Receipt Number: 20231204000043  
Recorded Date/Time: December 04, 2023 10:20 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