

PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
**BREWSTER POINTE OWNERS ASSOCIATION, INC.**  
(In Compliance with Section 209.004 of Title 11 of the Texas Property Code)

THE STATE OF TEXAS     §  
                                   §     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF BRAZOS     §

Brewster Pointe Owners Association, Inc. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The Association's information required by Section 209.004 of Title 11 of the Texas Property Code, and certain other information the Association considers appropriate is set forth herein. The undersigned, being the Association's President and a Director of the Association, submits this Management Certificate on behalf of the Association. This instrument supersedes any prior Management Certificates filed by the Association. The Association certifies as to the following:

1. The name of the Subdivision is Brewster Pointe Subdivision, Phase 1 and 2.
2. The name of the Association is Brewster Pointe Owners Association, Inc.
3. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

**Map or Plat Records of Brazos County, Texas:**

- (i) Brewster Pointe, Phase 1 – Volume 14867, Page 216.
- (ii) Brewster Pointe, Phase 1 – Volume 14439, Page 147.

4. The recordation of the Declaration (sometimes referred to as the "Restrictions" or the "Deed Restrictions") for each phase of the Subdivision is as follows:

**Declarations (Official Records of Brazos County Texas):**

- (i) Declaration of Covenants, Guidelines and Restrictions of Brewster Pointe Subdivision Phase 1, recorded at Volume 14457, Page 120, Official Records, Brazos County, Texas.

5. The name and mailing address of the Association is:

Brewster Pointe Owners Association, Inc.  
1110 12th Man Circle  
College Station, TX 77845

6. The name and mailing address of the person managing the Association or the Associations designated representative is:

Valerie Gonzales  
1110 12th Man Circle  
College Station, TX 77845  
(979) 204-7752  
valerie@brewsterpointe.com

7. The Associations By Laws are recorded in the Brazos County Official Records in Volume 15155 , Page 42 , The Associations website is @ brewsterpointe.com

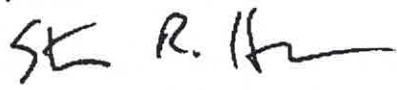
SIGNED on this the 18<sup>th</sup> day December, 2018.

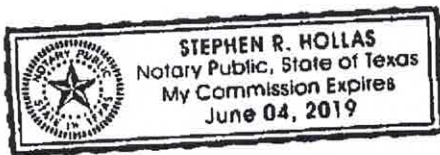
**Brewster Pointe Owners Association, Inc.**  
a Texas non-profit corporation.

By:   
**Trent Thomas, President**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS           §

**BEFORE ME** the undersigned notary public, on the 18<sup>th</sup> day of December, 2018, Trent Thomas, President of Brewster Pointe Owners Association, Inc., a Texas non-profit corporation, executed the foregoing on behalf of said non-profit corporation.

  
\_\_\_\_\_  
Notary Public, State of Texas



**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1352913

Volume : 15155

ERecordings - Real Property

Recorded On: February 19, 2019 03:17 PM

Number of Pages: 3

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

Total Recording: \$34.00

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**\*\*\*\*\* 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: 1352913  
Receipt Number: 20190219000082  
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Station: CCLERK05

**Record and Return To:**

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8600 Harry Hines Blvd. Ste 300  
  
Dallas TX 75235



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