

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

In accordance with Texas Property Code HERITAGE TOWNHOMES Section 209.004, Texas Residential Property Owners Protection Act, HERITAGE TOWNHOMES OWNERS ASSOCIATION, INC., a Texas nonprofit corporation certifies as to the following:

- 1. The name of the subdivision: HERITAGE TOWNHOMES SUBDIVISION.
- 2. The name of the Association: HERITAGE TOWNHOMES OWNERS ASSOCIATION, INC., a Texas nonprofit corporation.
- 3. Recording Data for Subdivision: Recorded in Volume 4309, Page 251 and Volume 3410, Page 149 of the Official Records of Brazos County, Texas.
- 4. Recording Data for Declaration of Covenants, Conditions, and Restrictions: Recorded in Volume 3404, Page 170; Volume 9744, Page 56; and Volume 15875, Page 36 of the Official Records of Brazos County, Texas.
- 5. Name and Mailing Address of Association is
Heritage Townhomes Owners Association, Inc
c/o Association Services BCS
1701 Southwest Parkway, Suite 209
College Station, TX 77840.
- 6. The Association’s designated representative is:
Association Services BCS
1701 Southwest Parkway, Suite 209
College Station, TX 77840
Phone: 979-822-4443
Email: help@associationservicesbcs.com
- 7. The Association website: www.heritagetownhomeshoa.com
- 8. The following fees are charged by the Association relating to a property transfer in the Subdivision:
 - a. Transfer Fee - \$50.00
 - b. Administrative Fee - \$125.00
 - c. Pool Key FOB / Entrance Fey FOB: \$50.00/FOB

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

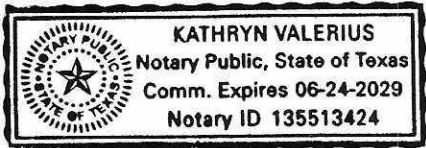
HERITAGE TOWNHOMES OWNERS ASSOCIATION, INC.

By: Tiffany York
Print Name: Tiffany York
Print Title: Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged and signed before me on this the 26 day of June, 2025 by Tiffany York, the Managing Agent for HERITAGE TOWNHOMES OWNERS ASSOCIATION, INC. on behalf of the Association.



Kathryn Valerius
Notary Public – State of Texas

After Recording, Return to:
Association Services BCS
1701 Southwest Parkway, Suite 209
College Station, TX 77840