

**Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

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

1. The name of the subdivision is Castlegate Subdivision.
2. The name of the association is Castlegate Owners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the following plats: SECTION 1, PHASE 1 is described in the Final Plat, recorded in Volume 4077, page 140, of the Official Records of Brazos County, Texas. SECTION 1, PHASE 2 is described in the Final Plat, recorded in Volume 4406, page 53, of the Official Records of Brazos County, Texas. SECTION 2, PHASE 1 is described in the Final Plat, recorded in Volume 4212, page 97, of the Official Records of Brazos County, Texas. SECTION 2, PHASE 2 is described in the Final Plat, recorded in Volume 4618, page 295, of the Official Records of Brazos County, Texas. SECTION 3, PHASE 1 is described in the Final Plat, recorded in Volume 4251, page 154, of the Official Records of Brazos County, Texas. SECTION 3, PHASE 2 is described in the Final Plat, recorded in Volume 5349, page 126, of the Official Records of Brazos County, Texas. SECTION 4, PHASE 1 is described in the Final Plat, recorded in Volume 4127, page 30, of the Official Records of Brazos County, Texas. SECTION 4, PHASE 2 is described in the Final Plat, recorded in Volume 4362, page 420, of the Official Records of Brazos County, Texas. SECTION 5, PHASE 1 is described in the Final Plat, recorded in Volume 6192, page 200, of the Official Records of Brazos County, Texas. SECTION 5, PHASE 2 is described in the Final Plat, recorded in Volume 7187, page 128, of the Official Records of Brazos County, Texas. SECTION 6, is described in the Final Plat, recorded in Volume 7213, page 40, of the Official Records of Brazos County, Texas. SECTION 7, PHASE 1 is described in the Final Plat, recorded in Volume 7812, page 265, of the Official Records of Brazos County, Texas. SECTION 7, PHASE 2 is described in the Final Plat, recorded in Volume 8369, page 131, of the Official Records of Brazos County, Texas. SECTION 8, is described in the Final Plat, recorded in Volume 5002, page 152, of the Official Records of Brazos County, Texas. SECTION 9, is described in the Final Plat, recorded in Volume 4820, page 94, of the Official Records of Brazos County, Texas. SECTION 10, is described in the Final Plat, recorded in Volume 5349, page 128, of the Official Records of Brazos County, Texas. SECTION 11, is described in the Final Plat, recorded in Volume 5780, page 84, of the Official Records of Brazos County, Texas. SECTION 12, is described in the Final Plat, recorded in Volume 5779, page 115, of the Official Records of Brazos County, Texas. SECTION 13, is described in the Final Plat, recorded in Volume 5547, page 171, of the Official Records of Brazos County, Texas.

4. Declaration of Covenants, Conditions and Restrictions for all phases of Castlegate Subdivision are filed in Volume 4358, Page 24, Volume 4414, Page 188, Volume 4839, Page 238, Volume 5355, Page 183, Volume 5575, Page 91, Volume 6259, Page 239, Volume 7882, Page 188 and Volume 9520, Page 211 of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:  
  
Castlegate Owners Association, Inc.  
PO Box 197  
Wellborn, Texas 77881  
Attention: Neighborhood Partners
6. The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative are as follows:  
  
Neighborhood Partners  
4490 Castlegate Dr  
College Station, TX 77845  
979.690.2330  
office@hoapartners.net
7. The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Texas Property Code section 207.006 is www.castlegat Hoa.com.
8. The association charges the following fee relating to a property transfer in the subdivision: an administration fee in the amount of \$50.00 and a transfer fee in the amount of \$50.00.

EXECUTED as of the 8 day of March 2022.

CASTLEGATE OWNERS ASSOCIATION, INC.,  
a Texas nonprofit corporation

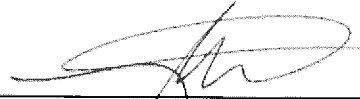
By:

  
Sandie Miller, Managing Agent

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 8<sup>th</sup> day of March 2022 by Sandie Miller, Managing Agent of CASTLEGATE OWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said corporation and in the capacity therein stated.

  
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Notary Public, State of Texas

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1464105  
Volume : 17780  
ERecordings - Real Property

Recorded On: March 11, 2022 10:18 AM

Number of Pages: 4

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

Total Recording: \$38.00

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

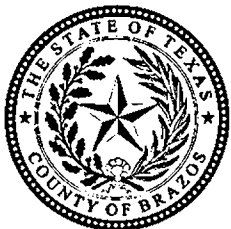
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1464105  
Receipt Number: 20220311000045  
Recorded Date/Time: March 11, 2022 10:18 AM  
User: Susie C  
Station: CCLERK01

**Record and Return To:**

Simplifile  
5072 NORTH 300 WEST  
PROVO UT 84604



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