

**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, VINEYARD ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, certifies as to the following:

1. The name of the subdivision is Messina Hof Estates.
2. The name of the association is Vineyard Estates Homeowners Association, Inc., a Texas nonprofit corporation.
3. The subdivision is described in the plats recorded in Volume 13445, Page 294, and Volume 16513, Page 158, all of the Official Records of Brazos County, Texas.
4. Declaration of Protective Covenants for Messina Hof Estates is recorded in Volume 13538, Page 62; as amended, superseded, and restated in Volume 15109, Page 183; as further amended in Volume 17145, Page 74, all of the Official Records of Brazos County, Texas.
5. The name and mailing address for the association are as follows:  
  
Vineyard Estates Homeowners Association  
4401 Old Reliance Road  
Bryan, TX 77808
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:  
  
Merrill Bonarrigo  
4401 Old Reliance Road  
Bryan, TX 77808  
(979) 820-1238  
merrill@messinahof.com
7. The association is not required to maintain an Internet website pursuant to Texas Property Code section 207.006.
8. The association charges the following fees relating to a property transfer in the subdivision: an administrative transfer fee in the amount of \$100.00 and, if requested, a resale certificate assembly and preparation fee in the amount of \$300.00.

EXECUTED as of the 5<sup>th</sup> day of October 2022.

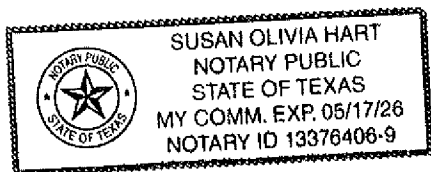
VINEYARD ESTATES HOMEOWNERS  
ASSOCIATION, INC., a Texas nonprofit  
corporation

By: Merrill Bonarrigo  
Merrill Bonarrigo, Secretary

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on this the 5<sup>th</sup> day of October 2022  
by Merrill Bonarrigo, Secretary of VINEYARD ESTATES HOMEOWNERS ASSOCIATION, INC., a  
Texas nonprofit corporation, on behalf of said corporation and in the capacity therein stated.



Susan Olivia Hart  
Notary Public, State of Texas

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1485963  
Volume : 18276  
ERecordings - Real Property

Recorded On: October 11, 2022 03:28 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 \*\*\*\*\***

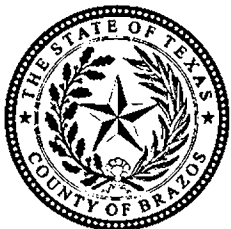
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1485963  
Receipt Number: 20221011000077  
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User: Flo W  
Station: Flo's Workstation

**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