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2022004146 MISC
01/31/2022 01:34:39 PM Total Pages: 3 Fees: \$20.00
J. A. "Andy" Harwell, County Clerk - McLennan County, Texas

**PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MCLENNAN §

THIS PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (the "Management Certificate") is made this 31st day of January, 2022 by **CALLAN VILLAGE COMMUNITY ASSOCIATION, INC.**, a Texas nonprofit corporation ("Association") in accordance with Section 209.004 of Title 11 of the *Texas Property Code*, as amended. The Association hereby states as follows:

1. The name of the subdivision is the Callan Village.
2. The name of the Association is **CALLAN VILLAGE COMMUNITY ASSOCIATION, INC.**, a Texas nonprofit corporation.
3. The subdivision plat for Callan Village was recorded under Instrument Number 2020042941, of the Official Public Records, McLennan County, Texas.
4. The subdivision is subject to the covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Callan Village, recorded on December 7, 2020 under Clerk's File Number 2020043552 in the Official Public Records of McLennan County, Texas (the "Declaration")
5. The mailing address of the Association, or name and mailing address of the person or entity managing the Association is as follows:

Callan Village Community Association, Inc.
c/o Townley Management, Inc. dba Paramount Realty & Management
P. O. Box 23111
Waco, Texas 76702

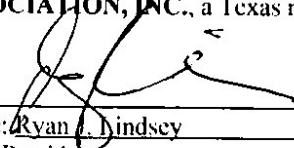
6. The Declaration contemplates the payment of assessments and other charges to the Association by each owner of a lot within the Subdivision. The charges, assessments and sums, together with such interest thereon and cost of collection thereof as provided in the Declaration constitutes a charge on such lot and are secured by a continuing contractual lien upon the lot against which such assessments or charges are made. The contractual lien secured such charges, assessments and sums may be subordinate to certain bona fide purchase money liens or mortgages created for improvements covering such lot.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE OF PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE]

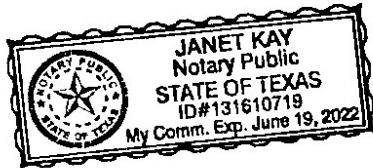
IN WITNESS WHEREOF, the Association has caused the instrument to be executed by its duly authorized agent as of the date first written above.

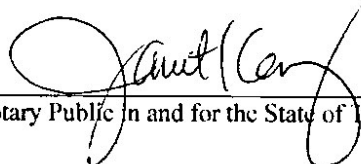
**CALLAN VILLAGE COMMUNITY
ASSOCIATION, INC.**, a Texas nonprofit corporation

By: 
Name: Ryan J. Lindsey
Title: President

STATE OF TEXAS §
 §
COUNTY OF McLENNAN §

The foregoing instrument was acknowledged before me on this 31 day of January, 2022, by Ryan J. Lindsey, President of Callan Village Community Association, Inc., on behalf of said association.




Notary Public in and for the State of Texas

After recording, please return to:

Matthew L. Czimskey
BEARD KUL TGEN BROPHY BOSTWICK &
DICKSON, PLLC
220 South Fourth Street
Waco, TX 76701

FILED AND RECORDED

Instrument Number: 2022004146

Filing and Recording Date: 01/31/2022 01:34:39 PM Pages: 3 Recording Fee: \$20.00

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of McLennan County, Texas



J. A. "Andy" Harwell, County Clerk
McLennan County, Texas

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