

**MANAGEMENT CERTIFICATE**  
**BAY MEADOWS TOWNHOME OWNERS ASSOCIATION, INC.**

STATE OF TEXAS	}	
	}	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON	}	

**Name of Subdivision:** BAY MEADOWS TOWNHOMES

**Name of Association:** BAY MEADOWS TOWNHOME OWNERS ASSOCIATION, INC.

**Recording Data for Subdivision:**

Lots 52, 54 and 55 through 71, inclusive of Block 3, Campeche Cove Subdivision, Unit 2, Replat, a subdivision in Galveston County, Texas, according to the map of plat thereof, recorded in Volume 15, Page 139 of the Map Records of Galveston County, Texas.

Lots 1 through 16, inclusive of Campeche Cove Townhomes, a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 17, Page 32 of the Map Records of Galveston County, Texas.

Lots 17 through 50, inclusive of Campeche Cove Townhomes, Addition No. 1 Replat, a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 17, Page 42 of the Map Records of Galveston County, Texas.

Lot 1, Block 1, Campeche Cove Townhomes Addition No. 2, a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 18, Page 497 of the Map Records of Galveston County, Texas.

**Recording Data for Declaration:**

Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bay Meadows Townhomes, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 9712326, and Film Code No. 011-74-0161, et seq.

First Amendment to Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bay Meadows Townhomes, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 2003039598 and Film Code No. 018-66-1845, et seq.

Second Amendment to Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bay Meadows Townhomes, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 2023051850, et seq.

Flood Insurance Amendment to the Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bay Meadows Townhomes, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 2009038091.

**Mailing Address of Association:** c/o LPI Property Management, 1660 E. Winding Way, Friendswood, Texas 77546.

**Management Company:** LPI Property Management, 1660 E. Winding Way, Friendswood, Texas; 77546.; designated representative is LPI Property Management, 1660 E. Winding Way, Friendswood, Texas 77546; telephone 281-947-8675.

**Designated Representative:** Jordan Cook; Phone Number: 281-947-8675;  
Email Address: jcook@lpidev.com

**Fees:** Transfer Fee is \$200.00; Questionnaire Fee - \$200.00; Resale Certificate Fee – \$375.00; Statement of Account Fee - \$200.00; Additional Rush Fee - \$100.00.

**Association Information:** Located in Galveston County, Texas; Articles of Incorporation filed with Secretary of State January 5, 1999; Charter No. 0151897201.


**POA Website:** The Association's Dedicatory Instruments are available to members for viewing online at: <https://www.lpipropertymanagement.com>

This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. mike@treecelaw.com.

**Note:** This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

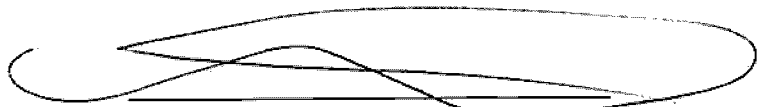
EXECUTED this 10<sup>th</sup> day of December, 2025.

**Bay Meadows Townhome Owners  
Association, Inc.**

By:   
Jordan Cook, Managing Agent  
LPI Property Management

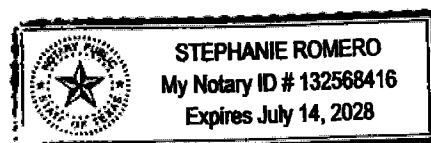
STATE OF TEXAS }  
COUNTY OF Galveston }

The foregoing instrument was acknowledged before me by the said Jordan Cook, in his official capacity as Managing Agent of Bay Meadows Townhome Owners Association, Inc., on this 10<sup>th</sup> day of December, 2025, on behalf of said Association.

  
Notary Public - State of Texas

Prepared by:  
Treece Law Firm, P.C.  
1020 Bay Area Blvd., Suite 200  
Houston, Texas 77058

Management Certificate - 2025



# FILED AND RECORDED

Instrument Number: 2025058496

Recording Fee: 29.00

Number of Pages: 3

Filing and Recording Date: 12/15/2025 4:26:13 PM

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



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

---

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*