

**BAY OAKS COMMUNITY ASSOCIATION  
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Bay Oaks Community Association (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**Name of Subdivision:** Bay Oaks Community Association

**Name of the Association:** Bay Oaks Community Association

**Recording Data for Association:**

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

V/P 0010/009, File No. 00411315,  
SECT 1, V/P 0340/064, File No. L0547506, SECT 1, V/P 0341/070, File No. L0830078, SECT  
1-AP, V/P 0348/135, File No. N0125868,  
SECT 02, V/P 0340/001, File No. L0467600, SECT 3, V/P 0342/002, File No. L0922269,  
SECT 04, V/P 0341/118, File No. L0877151, SECT 5, V/P 0344/068, File No. M0314953,  
SECT 6, V/P 0354/098, File No. N0962045,  
SECT 6, V/P 0356/036, File No. P0219302, SECT 6, V/P 0358/019, File No. P0581335,  
SECT 7, V/P 0350/125, File No. N0423746, SECT 8, V/P 0356/050, File No. P0239331, SECT  
9, V/P 0363/023, File No. R0152636, SECT 10, V/P 0370/062, File No. R0529889, SECT 11,  
V/P 0370/065, File No. R0529890,  
SECT 12, V/P 0381/149, File No. S0180582, SECT 12, V/P 0410/053, File No. T0395936,  
SECT 13, V/P 0381/029, File No. 50133920, SECT 14, V/P 0385/131, File No. S0352241,  
SECT 15, V/P 0398/095, File No. S0900465, SECT 16, V/P 0389/017, File No. 50486343,  
SECT 17, V/P 0422/074, File No. T0820673, SECT 18, V/P 0398/098, File No. S0900467,  
SECT 19, V/P 0439/109, File No. U0273290, SECT 20, V/P 0429/010, File No. U0059368,  
SECT 21, V/P 0439/113, File No. U0273292

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Regulation of Solar Energy Devices, under Harris County Clerk's File No. RP-2017-120151, along with any amendments or supplements thereto;

- (b) Resolution Regarding Regulation of Standby Electric Generators, under Harris County Clerk's File No. RP-2017-227556, along with any amendments or supplements thereto;
- (c) Roof Treatment Architectural Guidelines Amendment, under Harris County Clerk's File No. RP-2017-287351, along with any amendments or supplements thereto;
- (d) Regulation of Display Of Certain Religious Items And Resolution Regarding Regulation Of Flag Display, under Harris County Clerk's File No. 2014031756, along with any amendments or supplements thereto;
- (e) Resolution Regarding Political Signs, under Harris County Clerk's File No. RP-2021-45570, along with any amendments or supplements thereto;
- (f) Management Certificate, under Harris County Clerk's File No. 20130635461, along with any amendments or supplements thereto;
- (g) Amended Supplementary Declaration of Covenants, Conditions, And Restrictions For Section Five, under Harris County Clerk's File No. N167167, along with any amendments or supplements thereto;
- (h) Supplementary Declaration of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. P084400, along with any amendments or supplements thereto;
- (i) Supplementary Declaration of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. P031582, along with any amendments or supplements thereto;
- (j) Additional Declaration of Covenants, Conditions, And Restrictions Section Four, under Harris County Clerk's File No. P084401, along with any amendments or supplements thereto;
- (k) Supplementary Declaration of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. P353816, along with any amendments or supplements thereto;
- (l) Supplementary Declaration of Covenants, Conditions, And Restrictions, under Harris County Clerk's File No. P450557, along with any amendments or supplements thereto;
- (m) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Nine, under Harris County Clerk's File No. R219028, along with any amendments or supplements thereto;
- (n) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Eleven, under Harris County Clerk's File No. R982417, along with any amendments or supplements thereto;
- (o) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Ten, under Harris County Clerk's File No. R703653, along with any amendments or supplements thereto;
- (p) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Twelve, under Harris County Clerk's File No. S404673, along with any amendments or supplements thereto;

- (q) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Thirteen, under Harris County Clerk's File No. S404674, along with any amendments or supplements thereto;
- (r) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Fourteen, under Harris County Clerk's File No. S453363, along with any amendments or supplements thereto;
- (s) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Sixteen, under Harris County Clerk's File No. S731438, along with any amendments or supplements thereto;
- (t) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Fifteen, under Harris County Clerk's File No. T139921, along with any amendments or supplements thereto;
- (u) Supplementary Declaration of Covenants, Conditions, And Restrictions Future Sections Twenty and Twenty-one, under Harris County Clerk's File No. T144786, along with any amendments or supplements thereto;
- (v) Supplementary Declaration of Covenants, Conditions, And Restrictions Future Sections Seventeen and Nineteen, under Harris County Clerk's File No. T144787, along with any amendments or supplements thereto;
- (w) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Eighteen, under Harris County Clerk's File No. T144788, along with any amendments or supplements thereto;
- (x) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Twelve Partial Replat, under Harris County Clerk's File No. T494721, along with any amendments or supplements thereto;
- (y) Supplementary Declaration of Covenants, Conditions, And Restrictions Section Seventeen, under Harris County Clerk's File No. T975883, along with any amendments or supplements thereto;
- (z) Amendment of Supplementary Declaration of Covenants, Conditions, And Restrictions Section Twenty, under Harris County Clerk's File No. U351623, along with any amendments or supplements thereto;
- (aa) Amendment of Supplementary Declaration of Covenants, Conditions, And Restrictions Section Twenty, under Harris County Clerk's File No. RP-2022-97807, along with any amendments or supplements thereto;
- (bb) Additional Dedicatory Instrument, Guidelines of Display of Certain Religious Items, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-97807, along with any amendments or supplements thereto;
- (cc) Deed Restriction Hearing Policy, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-45160, along with any amendments or supplements thereto;
- (dd) ACC Denial and Appeal Haring Policy, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-45159, along with any amendments or supplements thereto;

- (ee) Architectural Review Authority Policy and Charter, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-45155, along with any amendments or supplements thereto;
- (ff) Large Contract Bid Solicitation Policy, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-45142, along with any amendments or supplements thereto;
- (gg) Policy Regarding Records Inspection & Production, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-45136, along with any amendments or supplements thereto;
- (hh) Policy Regarding Records Retention, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-45129, along with any amendments or supplements thereto;
- (ii) Assessment Collection Policy, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-45116, along with any amendments or supplements thereto;
- (jj) Additional Dedicatory Instrument, Guidelines for Installation and Use of Certain Residence Security Measures, Bay Oaks Community Association, under Harris County Clerk's File No. RP-2022-398375, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Bay Oaks Community Association  
c/o Houston Community Management  
18333 Egret Bay Blvd  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative**

Houston Community Management  
18333 Egret Bay Blvd #305  
Houston, TX 77058  
832-864-1200  
customerservice@houcomm.com

**Website Address of the Association**

[www.townsq.io](http://www.townsq.io)

**Property Transfer Fee(s) Charged by the Association:**

New account setup fee establishing new owner's account in the association's records: \$75.00  
Resale Certificate: Starting \$520.00  
Resale Certificate Update: Starting \$72.00  
Legacy Account Closure Fee: \$220.00

Refinance Statement of Account: Starting \$75.00


Transfer Fee: None Noted

Working Capitalization Fees: None Noted

Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$315.00 for 1 day and \$195.00 for 3 day.


Executed on this the 30 day of April 2025.

Bay Oaks Community Association  
acting by and through its managing  
agent, Houston Community  
Management of Houston Texas

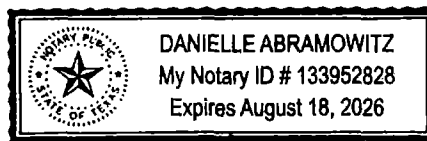
  
Rebecca Full , Branch President

STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 30 day of April, 2025 by Rebecca Full, Branch President with Houston Community Management, the managing agent for Bay Oaks Community Association a Texas nonprofit corporation, on behalf of such corporation.

  
Notary Public, State of Texas

When recorded return to:  
Houston Community Management  
18333 Egret Bay Blvd #305  
Houston, TX 77058



RP-2025-225403  
# Pages 6  
06/12/2025 10:21 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2025-225403