

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
BRIDGESTONE LAKES COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent of Bridgestone Lakes Community Improvement Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Bridgestone Lakes Community Improvement Association, Inc.:

1. Name of Subdivision: Bridgestone Lakes.
2. Name of Association: Bridgestone Lakes Community Improvement Association, Inc.
3. Recording Data for the Subdivision and Declaration:
 - a) Bridgestone Lakes, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 533052 of the Map Records of Harris County, Texas
 - b) Bridgestone Lakes, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 570176 of the Map Records of Harris County, Texas
 - c) Bridgestone Lakes, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code Nos. 608090 and 614072 of the Map Records of Harris County, Texas
 - d) Bridgestone Lakes, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 597264 of the Map Records of Harris County, Texas
 - e) Declaration of Covenants, Conditions, Restrictions and Easements recorded under Harris County Clerk's File Number W608699 and filed on April 24, 2003 in the Official Public Records of Real Property of Harris County, Texas.
 - f) First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded under Harris County Clerk's File Number X256922 in the Official Public Records of Real Property of Harris County, Texas.
 - g) Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded under Harris County Clerk's File Number Y429743 in the Official Public Records of Real Property of Harris County, Texas.

h) Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded under Harris County Clerk's File Number 20080438308 in the Official Public Records of Real Property of Harris County, Texas.

i) Annexation and Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgestone Lakes, Section Two, Three and Four, recorded under Harris County Clerk's File Number Y782984 and filed on September 27, 20053 in the Official Public Records of Real Property of Harris County, Texas.

4. Name and Mailing Address of the Association is: Bridgestone Lakes Community Improvement Association, Inc., C/O Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.

5. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Montage Community Services, 7002 Riverbrook Drive, Suite 400, Sugar Land TX 77479.

6. Telephone Number to Contact the Association is: Bridgestone Lakes Community Improvement Association, Inc. c/o Montage Community Services, LLC, 281-232-7659.

7. Email Address to Contact the Association: info@montagecs.com

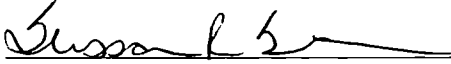
8. The Association's website may be found at: bridgestonelakes.frontsteps.com

9. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$225.00 or more, not to exceed the maximum allowable rate.
- b. Updated Resale Certificate: \$75.00.
- c. Transfer Fee: \$225.00.
- d. Refinance Statement of Account \$100.00.
- e. Capital Contribution Fee: 1/2 of the then current annual assessment.

Executed on this the 6 day of June 2025.

BRIDGESTONE LAKES COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

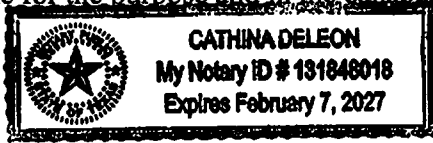
By: 
Sussan Summers, Managing Agent

THE STATE OF TEXAS §
§

ACKNOWLEDGMENT

COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this the 6 day of June 2025 personally appeared Sussan Summers, Managing Agent of BRIDGESTONE LAKES COMMUNITY IMPROVEMENT ASSOCIATION, INC. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Cathina DeLeon

Notary Public in and for the State of Texas

E-RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2025-217715
Pages 4
06/06/2025 12:42 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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-2025-217715