

MANAGEMENT CERTIFICATE

BAER STREET MEWS HOMEOWNER'S ASSOCIATION

This Management Certificate is executed and recorded pursuant to Section 209.004 of the Texas Property Code as follows:

1. The name of the Subdivision is Baer St Mews Homeowners Association.
2. The name of the Association is Baer St Mews Homeowners Association, a Texas non-profit corporation.
3. The recording information for the Subdivision and information for the Declaration and all amendments to the Declaration is/are:

BAER STREET MEWS AMENDING PLAT NO. 1, an addition in Harris County, Texas according to the map or plat thereof filed under Clerk's File No. 20100060790, Official Public Records of Real Property of Harris County, Texas, and recorded in Clerk's Film Code No. 633152, Map Records of Harris County, Texas.

SECTION 1.02 Annexation of Other Property. During the Development Period only. Declarants may annex additional real property into and make some a part of the Subdivision.

4. The name and mailing address of the Association is:

Baer St Mews Homeowners Association % HEXAGON CRE
P.O. Box 131059
Houston, TX 77219

5. The name, mailing address, telephone number, and e-mail address of the person managing the Association or the Association's designated representative is:

HEXAGON CRE
P.O. Box 131059
Houston, TX 77219
Telephone: 888-999-3910
e-mail: info@hexagoncre.com

6. Website address of the internet website where the dedicatory instruments of the Association are available:

www.hexagoncre.com click on "Tenant Portal"

7. The amount and description of the fee or fees charged by the Association relating to

- a property transfer in the Subdivision:
(a) Resale Certificate: \$300.00
(b) Resale Certificate update fee: \$300.00
(c) Transfer Fee: \$300.00

This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association

Dated this 8th day of September 2025.

**Baer St Mews Homeowners
Association**

By: HEXAGON CRE, Its
Managing Agent

Alejandro Haiek

Alejandro Haiek
(Name printed)

Its: Association Manager
(Position)