

**BAY COLONY NORTHPOINTE HOMEOWNERS ASSOCIATION, INC  
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Bay Colony Northpointe Homeowners Association, INC (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 Colony Northpointe Homeowners Association, INC

**Name of the Association:** Bay Colony Northpointe Homeowners Association, INC

**Recording Data for Association:**

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

(a) Bay Colony Northpointe, Section 1: Plat Record 2004A, Map No. 175 and 176

(b) Bay Colony Northpointe, Section 2: Plat Record 2004A, Map No. 177 and 178

**Recording Data for Restrictions:**

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

(a) The Declaration of Covenants, Conditions and Restriction for Bay Colony Northpointe, Section 1,

Galveston County Clerk's File No. 2005015589, along with any amendments or supplements thereto;

(b) First Amended Declaration of Covenants, Conditions and Restriction for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2006025120, along with any amendments or supplements thereto;

(c) Second Amended Declaration of Covenants, Conditions and Restriction for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2007014027, along with any amendments or supplements thereto;

(d) The Bay Colony Northpointe, Section 2 Annexation, Galveston County Clerk's File No. 2006030079, along with any amendments or supplements thereto;

(e) Additional Dedicatory instrument for Bay Colony Northpointe, Galveston County Clerk's File No.

2012039954, along with any amendments or supplements thereto;

(f) Architectural Control Committees Guidelines for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2006065942, along with any amendments or supplements thereto;

(g) Bylaws Restriction for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2005068268, along with any amendments or supplements thereto;

(h) First Amendment to By-Laws for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2014003858, along with any amendments or supplements thereto;

(i) Resolution regarding Call "B" Membership for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2012034437, along with any amendments or supplements thereto;

(j) Payment Plan Policy for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No.

2011065102, along with any amendments or supplements thereto;

(k) Records and Retention and Open Records Request Policy for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2011065101, along with any amendments or supplements thereto;

(l) Joint Use and Easement Agreement Addendum for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2017067570, along with any amendments or supplements thereto;

(m) Additional Dedicatory Instruments for Bay Colony Northpointe, Section 1, Galveston County Clerk's File No. 2021075298, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Bay Colony Northpointe Homeowners Association, INC  
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

**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 \$370.00

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: \$175.00 for 1 day and \$125.00 for 3 day.

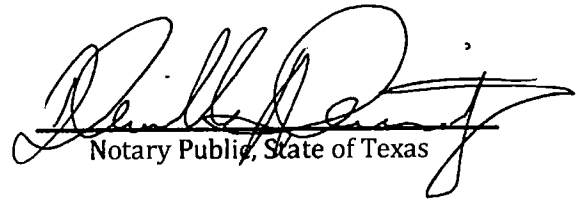
Executed on this the 30 day of April 2025.

Bay Colony Northpointe Homeowners  
Association, INC acting by and  
through its managing agent, Houston  
Community Management of Houston  
Texas

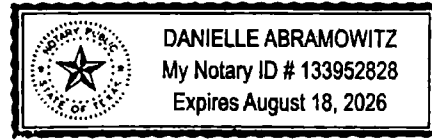
  
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Rebecca Full , Branch President

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 Colony Northpointe Homeowners Association, INC 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



## FILED AND RECORDED

Instrument Number: 2025027301

Recording Fee: 37.00

Number Of Pages: 5

Filing and Recording Date: 06/12/2025 9:41AM

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 the first and last names being more prominent.

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.*