

Bay River Colony Homeowner's Association, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Bay River Colony Homeowner's 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 the Subdivision: Bay River Colony Homeowner's Association, INC.

Name of the Association: Bay River Colony Homeowner's Association, INC.

Recording Data for Association:

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

Section 1, Vol. 604, Page 061, File No. 20060003794,

Section 2, Vol. 639, Page 293, File No. 20110164063

Recording Data for Restrictions:

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

- a) Declaration of Covenants, Conditions and Restrictions, under Harris County Clerk's File No. 20070109696, along with any amendments or supplements thereto;
- b) Secretary's Certificate of Filing and Formation, Bylaws, under Harris County Clerk's File No. 20070174401, along with any amendments or supplements thereto;
- c) Amendment to Declaration of Covenants, Conditions and Restrictions, under Harris County Clerk's File No. 20070174635, along with any amendments or supplements thereto;
- d) Corrected Declaration of Covenants, Conditions and Restrictions, under Harris County Clerk's File No. 20090139000, along with any amendments or supplements thereto;
- e) Second Amendment to Declaration of Covenants, Conditions and Restrictions, under Harris County Clerk's File No. 20110461134, along with any amendments or supplements thereto;
- f) Third Amendment to Declaration of Covenants, Conditions and Restrictions, under Harris County Clerk's File No. 20110480726, along with any amendments or supplements thereto;
- g) Supplemental Declaration of Covenants, Conditions, and Restrictions for Annexation of Section Three, under Harris County Clerk's File No. 20110480730, along with any amendments or supplements thereto;
- h) Instrument to Record Builder Guidelines, under Harris County Clerk's File No. 20110504793, along with any amendments or supplements thereto;
- i) Certificate of Adoption of Document Retention Policy, under Harris County Clerk's File No. 20110504794, along with any amendments or supplements thereto;
- j) Certificate of Adoption of Records Production and Copying Policy, under Harris County Clerk's File No. 20110504795, along with any amendments or supplements thereto;
- k) Collection Payment Plan Policy, under Harris County Clerk's File No. 20110504796, along with any amendments or supplements thereto;
- l) Certificate of Adoption of Shingle Criteria, under Harris County Clerk's File No. 20110504797, along with any amendments or supplements thereto;

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- m) Certificate of Adoption of Flag Display Guidelines, under Harris County Clerk's File No. 20110504798, along with any amendments or supplements thereto;
- n) Certificate of Adoption of Rainwater Harvesting System, under Harris County Clerk's File No. 20110504799, along with any amendments or supplements thereto;
- o) Certificate of Adoption of Solar Energy Devices, under Harris County Clerk's File No. 20110504800, along with any amendments or supplements thereto;
- p) Certificate of Adoption of Regulation of Display of Religious Items, under Harris County Clerk's File No. 20110504801, along with any amendments or supplements thereto;
- q) Residential Improvement Guidelines, under Harris County Clerk's File No. 20120016207, along with any amendments or supplements thereto;
- r) Restrictions for Annexation of Bay River Colony Section Five and Annexation of Bay River Colony Green Space, under Harris County Clerk's File No. 20120465635, along with any amendments or supplements thereto;
- s) Fourth Amendment to Declaration of Covenants, Conditions and Restrictions, under Harris County Clerk's File No. 20130011960, along with any amendments or supplements thereto;
- t) Annexation of Bay River Colony Section Two, under Harris County Clerk's File No. 20130459797, along with any amendments or supplements thereto;
- u) Annexation of Bay River Colony Section Seven, under Harris County Clerk's File No. 20130482624, along with any amendments or supplements thereto;
- v) Annexation of Bay River Colony Section Eight, under Harris County Clerk's File No. 20140250205, along with any amendments or supplements thereto;
- w) Annexation of Bay River Colony Section Four, under Harris County Clerk's File No. 20150011510, along with any amendments or supplements thereto;
- x) Annexation of Bay River Colony Section Nine, under Harris County Clerk's File No. 20150075134, along with any amendments or supplements thereto;
- y) Annexation of Bay River Colony Section Six, under Harris County Clerk's File No. 20150119023, along with any amendments or supplements thereto;
- z) Amendment to Bylaws Regarding Quorum, under Harris County Clerk's File No. RP-2020-404563, along with any amendments or supplements thereto;
- aa) Rental and Leasing Policy, under Harris County Clerk's File No. RP-2018-256567, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Bay River Colony Homeowner's Association, INC.
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
17049 El Camino Real #100
Houston, Texas 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: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75

Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 20 day of December 2022

Bay River Colony Homeowner's Association, INC.,
acting by and through its managing agent, Houston
Community Management

Tracy Downs

Tracy Downs, President of Operations

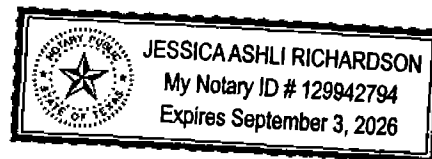
STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for Bay River Colony Homeowner's Association, INC., a Texas nonprofit corporation, on behalf of such corporation.

Jessica Richardson

Jessica Richardson
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058



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Pages 4
12/27/2022 08:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

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