

**CONDOMINIUM ASSOCIATION MANAGEMENT CERTIFICATE
FOR
BAYOU LOFTS CONDOMINIUM ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTIES OF HARRIS §

The undersigned, being an Officer of Bayou Lofts Condominium Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 82.116 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Condominium: Bayou Lofts Condominiums.
2. Name of Association: Bayou Lofts Condominium Association, Inc.
3. Location of the Condominium: Bayou Lofts Condominiums, 915 Franklin Street, Houston, Texas 77002.
4. Recording Data for the Condominium Declaration:
 - a. Declaration of Condominium for Bayou Lofts Condominium recorded May 7, 2000, under Film Code No. 176092 in the Condominium Records of Harris County, Texas.
 - b. First Amendment to Declaration of Condominium for Bayou Lofts recorded October 31, 2002, under Film Code No. 185239 in the Condominium Records of Harris County, Texas.
 - c. Second Amendment to Declaration of Condominium for Bayou Lofts recorded June 26, 2003, under Film Code No. 186278 in the Condominium Records of Harris County, Texas.
 - d. First Amendment to Declaration of Condominium for Bayou Lofts recorded November 16, 2007, under Film Code No. 201118 in the Condominium Records of Harris County, Texas.
 - e. Amendment to Declaration of Condominium for Bayou Lofts recorded November 19, 2013, under Film Code No. 213265 in the Condominium Records of Harris County, Texas.
 - f. Amendment to Declaration of Condominium for Bayou Lofts recorded February 13, 2014, under Film Code No. 214008 in the Condominium Records of Harris County, Texas.
 - g. Sixth Amendment to Declaration of Condominium for Bayou Lofts recorded November 13, 2014, under Film Code No. 214262 and on November 18, 2014, under Film Code No. 214263, in the Condominium Records of Harris County, Texas.
 - h. Seventh Amendment to Declaration of Condominium for Bayou Lofts recorded December 18, 2014, under Film Code No. 214277 in the Condominium Records of


Harris County, Texas.

- i. Eight Amendment to Declaration of Condominium for Bayou Lofts recorded September 28, 2015, under Film Code No. 215479 in the Condominium Records of Harris County, Texas.

5. Name and Mailing Address of the Association is: Bayou Lofts Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 2925 Briarpark Dr # 700, Houston, TX 77042.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Bayou Lofts Condominium Association, Inc. c/o FirstService Residential Texas, Inc., 2925 Briarpark Dr # 700, Houston, TX 77042.
7. Telephone Number to Contact the Association is: 1-713-224-1939
8. Email Address to Contact the Association: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o FirstService Residential via <https://www.fsresidential.com/texas/resale-and-lender-documents>. Alternatively, you may contact the office for FirstService Residential by e-mail at Mgmt-CertificateTX@fsresidential.com.
9. The Association's website may be found at: <https://BayouLofts.connectresident.com>
10. Fees charged by the Association upon the sale or transfer of a Unit:
- a. Transfer Fee: \$340.00
 - b. Welcome Disclosure Package: \$26.50
 - c. Resale Certificate: \$375.00 (6-10 days); \$450.00 (3-5 days), \$500.00 (1-2 days)
 - d. Refinance Certificate: \$150.00 (6-10 days)
 - e. Resale/Refinance Certificate Update: \$75.00 (3-5 days)
 - f. Refinance Transfer Fee: \$100.00
 - g. Uniform Condo Questionnaire: \$220.00 (6-10 days); \$275.00 (3-5 days), \$325.00 (1-2 days)
 - h. Lender Form Questionnaire: \$350.00 (6-10 days)
 - i. Working Capital Fee/Reserves Contribution: Equal to 2 months' dues

Executed on this the 1st day of Oct 2025.

Bayou Lofts Condominium Association, Inc., a Texas non-profit corporation


By: 
Dominic Garcia, Treasurer, Officer

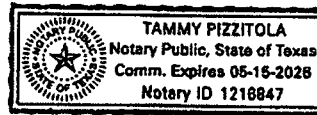
THE STATE OF TEXAS
COUNTY OF HARRIS

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ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 1 day of Oct 2025 personally appeared Dominic Garcia, Treasurer of Bayou Lofts Condominium Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.


Notary Public in and for the State of Texas



RP-2025-398423

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Pages 4
10/07/2025 12:39 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

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