

BENTWOOD AT BAY COLONY COMMUNITY ASSOCIATION INC MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Bentwood at Bay Colony Community 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: Bentwood at Bay Colony Community Association INC

Name of the Association: Bentwood at Bay Colony Community Association INC

Recording Data for Association:

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

Section 1, Vol. 2004A, Page 10, File No. 200404653, Amended Vol. 2004A, Page 61, File No. 2004024294, Amended Vol. 2004A, Page 109, File No. 2004048674,
Section 2, Vol. 2005A, Page 45, File No. 2005019462,
Section 3, Vol 2007A, Page 62-63, File No. 2007026568, Amended Vol. 2007A, Page 94-95, File No. 2007042291

Recording Data for Restrictions:

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

- (a) Resolution Regarding Covenants Compliance Inspection, under Galveston County Clerk's File No. 2015029033, along with any amendments or supplements thereto;
- (b) Amendment To By-Laws In Regard To Quorum, under Galveston County Clerk's File No. 2014056816, along with any amendments or supplements thereto;
- (c) Management Certificate, under Galveston County Clerk's File No. 2013076999, along with any amendments or supplements thereto;
- (d) Second Amendment To The Management Certificate, under Galveston County Clerk's File No. 2012000041, along with any amendments or supplements thereto;
- (e) Amendment To The Management Certificate, under Galveston County Clerk's File No. 2009067842, along with any amendments or supplements thereto;
- (f) Supplemental Amendment To Declaration of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2007038649, along with any amendments or supplements thereto;
- (g) Deed Restriction Enforcement Policy, under Galveston County Clerk's File No. 2007017281, along with any amendments or supplements thereto;

- (h) Supplemental Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2005045446, along with any amendments or supplements thereto;
- (i) Management Certificate, under Galveston County Clerk's File No. 2004056983, along with any amendments or supplements thereto;
- (j) By-Laws, under Galveston County Clerk's File No. 2004036859, along with any amendments or supplements thereto;
- (k) Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2004028844, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Bentwood at Bay Colony Community 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

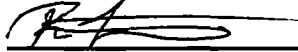
www.townsq.io

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 \$520.00
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: \$315.00 for 1 day and \$195.00 for 3 day.

Executed on this the 30 day of April 2025.

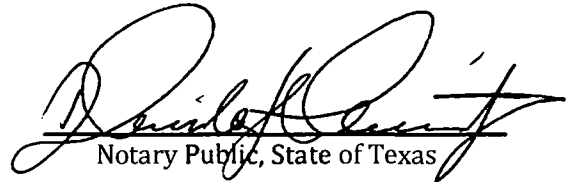
Bentwood at Bay Colony Community
Association INC acting by and through
its managing agent, Houston
Community Management of Houston
Texas



Rebecca Full , Branch President

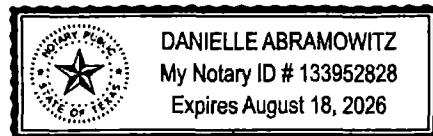
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

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 Bentwood at Bay Colony Community 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: 2025027294

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 06/12/2025 9:36AM

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 a large, sweeping "S" at the end.

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.*