

MARINA BAY PARK CA MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Marina Bay Park CA (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: Marina Bay Park CA

Name of the Association: Marina Bay Park CA

Recording Data for Association:

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

Section 1, Vol. 18, Page 213, File No. 8936535,
Section 2 P1 Vol. 18, Page 295, File No. 9114006, Section 2 P2, Vol. 18, Page 381, File No. 9235622, Replat Vol. 18, Page 555, File No. 9530235,
Section 3, Vol. 18, Page 242, File No. 9024988, Vol. 18, Page 561, File No. 9533348, Replat Vol. 18, Page 640, File No. 9636369,
Section 4, Vol. 18, Page 672, File No. 9706058

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. 2018052862, along with any amendments or supplements thereto;
- (b) Agreed Conditional Variance, under Galveston County Clerk's File No. 2016009231, along with any amendments or supplements thereto;
- (c) By-Laws, under Galveston County Clerk's File No. 2015038623, along with any amendments or supplements thereto;
- (d) Property Owners' Association Management Certificate, under Galveston County Clerk's File No. 2013061367, along with any amendments or supplements thereto;
- (e) Document Retention Policy, under Galveston County Clerk's File No. 2015038623, along with any amendments or supplements thereto;
- (f) Payment Plan Policy, under Galveston County Clerk's File No. 2011064285, along with any amendments or supplements thereto;
- (g) Records Productions And Copying Policy, under Galveston County Clerk's File No. 2011064284, along with any amendments or supplements thereto;

- (h) Guidelines For Rainwater Recovery Systems, under Galveston County Clerk's File No. 2011064283, along with any amendments or supplements thereto;
- (i) Guidelines For Solar Energy Devices, under Galveston County Clerk's File No. 2011064282, along with any amendments or supplements thereto;
- (j) Guidelines For Display Of Flags, under Galveston County Clerk's File No. 2011064281, along with any amendments or supplements thereto;
- (k) Guidelines For Roofing Materials, under Galveston County Clerk's File No. 2011064280, along with any amendments or supplements thereto;
- (l) Guidelines For Display Of Certain Religious Items, under Galveston County Clerk's File No. 2011064279, along with any amendments or supplements thereto;
- (m) Management Certificate, under Galveston County Clerk's File No. 2011046327, along with any amendments or supplements thereto;
- (n) Management Certificate, under Galveston County Clerk's File No. 2009069286, along with any amendments or supplements thereto;
- (o) Resolution Regarding Commercial Vehicles, under Galveston County Clerk's File No. 2009005023, along with any amendments or supplements thereto;
- (p) Management Certificate, under Galveston County Clerk's File No. 2003025823, along with any amendments or supplements thereto;
- (q) Management Certificate, under Galveston County Clerk's File No. 2002000142, along with any amendments or supplements thereto;
- (r) Architectural Control Guidelines, under Galveston County Clerk's File No. 2001051678, along with any amendments or supplements thereto;
- (s) Seventh Agreement For Annexation Of Common Area, under Galveston County Clerk's File No. 9845243, along with any amendments or supplements thereto;
- (t) Agreement For Annexation, under Galveston County Clerk's File No. 9738308, along with any amendments or supplements thereto;
- (u) Sixth Agreement For Annexation Of Common Area, under Galveston County Clerk's File No. 9703139, along with any amendments or supplements thereto;
- (v) Agreement For Annexation, under Galveston County Clerk's File No. 9606917, along with any amendments or supplements thereto;
- (w) Agreement For Annexation, under Galveston County Clerk's File No. 9606916, along with any amendments or supplements thereto;
- (x) Private Streets Agreement, under Galveston County Clerk's File No. 9528983, along with any amendments or supplements thereto;
- (y) Fifth Agreement For Annexation Of Common Area, under Galveston County Clerk's File No. 9515708, along with any amendments or supplements thereto;
- (z) Fourth Agreement For Annexation Of Common Area, under Galveston County Clerk's File No. 9515706, along with any amendments or supplements thereto;
- (aa) Third Agreement For Annexation Of Common Area, under Galveston County Clerk's File No. 9515704, along with any amendments or supplements thereto;
- (bb) Second Agreement For Annexation Of Common Area, under Galveston County Clerk's File No. 9515702, along with any amendments or supplements thereto;

- (cc) Easement Agreement, under Galveston County Clerk's File No. 9513806, along with any amendments or supplements thereto;
- (dd) Agreement For Annexation, under Galveston County Clerk's File No. 9316935, along with any amendments or supplements thereto;
- (ee) Correction Of Agreement For Annexation, under Galveston County Clerk's File No. 9313402, along with any amendments or supplements thereto;
- (ff) Agreement For Annexation, under Galveston County Clerk's File No. 9210422, along with any amendments or supplements thereto;
- (gg) Correction Of Agreement For Annexation, under Galveston County Clerk's File No. 9210419, along with any amendments or supplements thereto;
- (hh) Agreement For Annexation, under Galveston County Clerk's File No. 9138499, along with any amendments or supplements thereto;
- (ii) Agreement For Annexation, under Galveston County Clerk's File No. 9114124, along with any amendments or supplements thereto;
- (jj) Second Amendment To The Declarations Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 9114123, along with any amendments or supplements thereto;
- (kk) Correction of First Agreement For Annexation Of Common Area, under Galveston County Clerk's File No. 9028786, along with any amendments or supplements thereto;
- (ll) First Agreement For Annexation Of Common Area, under Galveston County Clerk's File No. 9021081, along with any amendments or supplements thereto;
- (mm) Joint Use And Easement Agreement, under Galveston County Clerk's File No. 9017083, along with any amendments or supplements thereto;
- (nn) First Amendment To The Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 9006830, along with any amendments or supplements thereto;
- (oo) Declaration Of Covenants, Conditions, Restrictions, And Easements, under Galveston County Clerk's File No. 9006030, along with any amendments or supplements thereto;
- (pp) ACC Denial and Appeal Hearing Policy, under Galveston County Clerk's File No. 2022001890, along with any amendments or supplements thereto;
- (qq) Architectural Review Authority Policy & Charter, under Galveston County Clerk's File No. 2022001889, along with any amendments or supplements thereto;
- (rr) Deed Restriction Hearing Policy, under Galveston County Clerk's File No. 2022001887, along with any amendments or supplements thereto;
- (ss) Large Contract Bid Solicitation Policy, under Galveston County Clerk's File No. 2022001886, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Marina Bay Park CA
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.

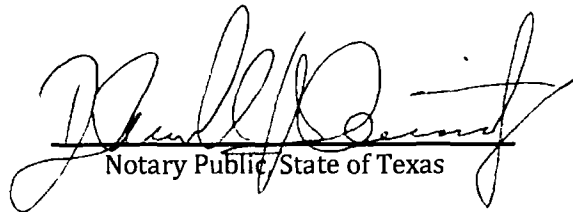
Executed on this the 7 day of may 2025.

Marina Bay Park CA acting by and
through its managing agent, Houston
Community Management of Houston
Texas

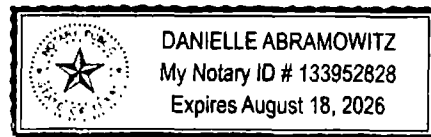

Rebecca Full, Branch President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 7 day of May, 2025 by Rebecca Full, Branch President with Houston Community Management, the managing agent for Marina Bay Park CA 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: 2025027307

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 06/12/2025 9:50AM

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 horizontal line drawn underneath it.

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.*