

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

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

Name of the Association: Bay Colony West Homeowners 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 114, Section 2, Vol. 2004A, Page 110, Section 2 Rev., Vol. 2004A, Page 116

Recording Data for Restrictions:

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

- (a) AMENDED ORDER FOR FILING INFORMATION NO 20-01, under Galveston County's Clerk's File No. 2020066634, along with any amendments or supplements thereto;
- (b) 1ST AMENDED & RESTATED RESIDENTIAL ETC, under Galveston County's Clerk's File No. 2018051897, along with any amendments or supplements thereto;
- (c) ENVIRONMENTAL NOTICE & RESTRICTIVE COVENANT under Galveston County's Clerk's File No. 2018046660 along with any amendments or supplements thereto;
- (d) RESOLUTION REGARDING SOCIAL MEDIA POLICY under Galveston County's Clerk's File No. 2018045893 along with any amendments or supplements thereto;
- (e) PROPERTY USE RESTRICTIONS - under Galveston County's Clerk's File No. 2018046659 along with any amendments or supplements thereto;
- (f) RESOLUTION RE STANDBY ELECTRIC GENERATORS- under Galveston County's Clerk's File No. 2017063865 along with any amendments or supplements thereto;
- (g) RESOLUTION POLICY RE ALTERNATIVE PYMT SCHEDULES (REVISED) under Galveston County's Clerk's File No. 2017048489 along with any amendments or supplements thereto;

- (h) RESOLUTION REGARDING COVENANTS COMPLIANCE INSPECTION, under Galveston County Clerk's File No. 2021054508, along with any amendments or supplements thereto;
- (i) DECLARATION OF ANNEXATION, under Galveston County Clerk's File No. 2021042603, along with any amendments or supplements thereto;
- (j) AGREED CONDITIONAL VARIANCE, under Galveston County Clerk's File No. M517471, along with any amendments or supplements thereto;
- (k) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, under Galveston County Clerk's File No. 2004058774, along with any amendments or supplements thereto;
- (l) AMENDED ORDER FOR FILING INFORMATION NO 19-01, under Galveston County Clerk's File No. M517471, along with any amendments or supplements thereto;
- (m) SECOND AMENDMENT TO BY-LAWS, under Galveston County Clerk's File No. 2018045890, along with any amendments or supplements thereto;
- (n) AMENDMENT FOR FILING INFORMATION NO 17-01, under Galveston County Clerk's File No. 2017067813, along with any amendments or supplements thereto;
- (o) DECLARATION OF ANNEXATION, under Galveston County Clerk's File No. 2017038069, along with any amendments or supplements thereto;
- (p) AMENDED/RESTATED RESIDENTIAL IMPROVEMENT, under Galveston County Clerk's File No. 2017027484, along with any amendments or supplements thereto;
- (q) AMENDED ORDER FOR FILING INFORMATION NO 15-01, under Galveston County Clerk's File No. 2016064560, along with any amendments or supplements thereto;
- (r) FIRST AMENDMENT RES IMPROVEMENT GUIDELINES FOR HOMEOWNERS, under Galveston County Clerk's File No. 2016021186, along with any amendments or supplements thereto;
- (s) FIRST AMENDMENT TO BY-LAWS, under Galveston County Clerk's File No. 2015079206, along with any amendments or supplements thereto;
- (t) ADDITIONAL DEDICATORY INSTRUMENTS INCLUDING RESOLUTION ADOPTING GUIDELINES REGARDING OUTDOOR GRILLS, under Galveston County Clerk's File No. 2014023980, along with any amendments or supplements thereto;
- (u) MANAGEMENT CERTIFICATE, under Galveston County Clerk's File No. 2013073590, along with any amendments or supplements thereto;
- (v) AMENDED ORDER FOR FILING INFORMATION, under Galveston County Clerk's File No. 2013060266, along with any amendments or supplements thereto;

- (w) AMENDED ORDER FOR FILING INFORMATION, under Galveston County Clerk's File No. 2012059798, along with any amendments or supplements thereto;
- (x) SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, under Galveston County Clerk's File No. 2012040302, along with any amendments or supplements thereto;
- (y) SECOND SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS INCLUDING POOL RULES, under Galveston County Clerk's File No. 2012015355, along with any amendments or supplements thereto;
- (z) BUILDER GUIDELINES FOR NEW RESIDENTIAL CONSTRUCTION, under Galveston County Clerk's File No. 2011060250, along with any amendments or supplements thereto;
- (aa) CERTIFICATE OF ADOPTION OF REGULATION OF DISPLAY OF RELIGIOUS ITEMS, under Galveston County Clerk's File No. 2011060249, along with any amendments or supplements thereto;
- (bb) CERTIFICATE OF ADOPTION OF SOLAR ENERGY DEVICES GUIDELINES, under Galveston County Clerk's File No. 2011060248, along with any amendments or supplements thereto;
- (cc) CERTIFICATE OF ADOPTION OF RAINWATER HARVESTING SYSTEM GUIDELINES, under Galveston County Clerk's File No. 2011060247, along with any amendments or supplements thereto;
- (dd) CERTIFICATE OF ADOPTION OF FLAG DISPLAY GUIDELINES, under Galveston County Clerk's File No. 2011060246, along with any amendments or supplements thereto;
- (ee) CERTIFICATE OF ADOPTION OF SHINGLE CRITERIA, under Galveston County Clerk's File No. 2011060245, along with any amendments or supplements thereto;
- (ff) CERTIFICATE OF ADOPTION OF DOCUMENT RETENTION POLICY, under Galveston County Clerk's File No. 2011060244, along with any amendments or supplements thereto;
- (gg) CERTIFICATE OF ADOPTION OF RECORDS PRODUCTION AND COPYING POLICY, under Galveston County Clerk's File No. 2011060243, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Bay Colony West 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

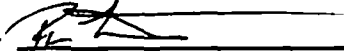
www.townsq.io

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.

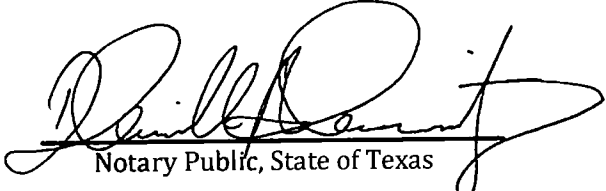
Bay Colony West Homeowners
Association, INC acting by and
through its managing agent, Houston
Community Management of Houston
Texas



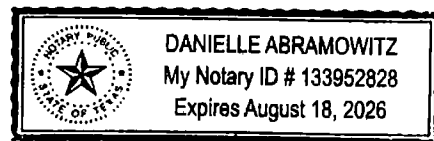
Rebecca Full , Branch President

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 Bay Colony West 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: 2025027297

Recording Fee: 41.00

Number Of Pages: 6

Filing and Recording Date: 06/12/2025 9:39AM

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.*