

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
FOR  
BISCAYNE OWNERS ASSOCIATION**

THE STATE OF TEXAS               §  
   §  
COUNTY OF GALVESTON       §

The undersigned, being a representative of **Biscayne Owners Association** (the "Association"), submits this Property Owners' Association Management Certificate in compliance with the terms of Chapter 209.004 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

**1. Name of the Subdivision(s):**

The Name of the Subdivision is **THE BISCAYNE.**

**2. Name of the Association:**

The name of the Association is **BISCAYNE OWNERS ASSOCIATION.**

**3. Recording Data for Subdivision(s):**

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

- (a) Biscayne Owners Association Section 1: File no. GAC2003024231
- (b) Biscayne Owners Association Section 2: File no. GAC2005063742
- (c) Biscayne Owners Association Section 3: File no. GAC2005081476

**4. Recording Data for Declaration(s):**

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

- (a) Declaration of Covenants, Conditions, and Restrictions, All Sections: File No. GAC2023003025.
- (b) Declaration of Covenants, Conditions, and Restrictions, Section One: File No. GAC2003046626.
- (c) First Supplemental Declaration of Covenants, Conditions, and Restrictions, Sections Two and Three: File No. GAC2005081478.

**5. Association Information**

The name, mailing address, and other contact information for the Association is as follows:

Biscayne Owners Association  
c/o Athena Management Services, LLC  
18 Augusta Pines Drive, Ste. 210C  
Spring, Texas 77389  
Phone Number: (346)328-2775

6. **Designated Representative Information:**

The name, mailing address, telephone number, and e-mail address of the person or entity managing the Association is as follows:

Athena Management Services, LLC.  
18 Augusta Pines Drive, Ste. 210C  
Spring, Texas 77389  
Phone Number: (346)328-2775  
Email: Stacy@athenamgmt.com

7. **Website:**

The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is as follows:

Website: https://www.biscaynebeach.net/

8. **Fees Related to Property Transfer:**

Association Transfer Fee:	\$150
Athena Management Services Transfer Fee:	\$175
Resale Certificate:	\$275

9. **Optional Information:**

None.

Executed on this the 1<sup>st</sup> day of April 2024.

Biscayne Owners Association

Signed: [Signature]

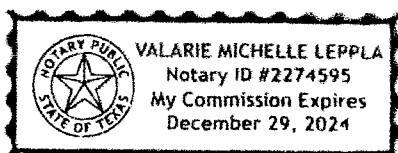
Name: Stacy Everett

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on 1<sup>st</sup> day of April, 2024, by Stacy Everett, on behalf of Athena Management Services, LLC, Managing Agent for Biscayne Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purpose and in capacity therein expressed.



[Signature]  
NOTARY PUBLIC, STATE OF TEXAS

## FILED AND RECORDED

Instrument Number: 2024014361

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 04/02/2024 11:22AM

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.*