

MANAGEMENT CERTIFICATE  
BAYWOOD OAKS COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS           §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HARRIS       §

**Name of Subdivision:** BAYWOOD OAKS

**Name of Association:** BAYWOOD OAKS COMMUNITY ASSOCIATION, INC.

**Recording Data for Subdivision:**

BAYWOOD OAKS, SECTION ONE – plat recorded in Film Code Number 350003, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION TWO – plat recorded in Film Code Number 351103, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION TWO-A – plat recorded in Film Code Number 353021, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION TWO-B – plat recorded in Film Code Number 359102, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION THREE – plat recorded in Film Code Number 353123, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION THREE-A – plat recorded in Film Code Number 355104, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION THREE-A, REPLAT OF BLOCK 2 – plat recorded in Film Code Number 357121, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION THREE-B – plat recorded in Film Code Number 358097, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION FOUR – plat recorded in Film Code Number 356010, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION FIVE – plat recorded in Film Code Number 366014, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION SIX – plat recorded in Film Code Number 376071, of the Map Records of Harris County, Texas.

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BAYWOOD OAKS, SECTION SEVEN – plat recorded in Film Code Number 360051, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION EIGHT – plat recorded in Film Code Number 373095, of the Map Records of Harris County, Texas.

BAYWOOD OAKS, SECTION NINE – plat recorded in Film Code Number 380059, of the Map Records of Harris County, Texas.

BAYWOOD OAKS VILLAGE, SECTION ONE – plat recorded in Film Code Number 356009, of the Map Records of Harris County, Texas.

BAYWOOD OAKS VILLAGE, SECTION TWO – plat recorded in Film Code Number 360050, of the Map Records of Harris County, Texas.

BAYWOOD OAKS VILLAGE, SECTION THREE – plat recorded in Film Code Number 370098, of the Map Records of Harris County, Texas.

BAYWOOD OAKS VILLAGE, SECTION FOUR – plat recorded in Film Code Number 376077, of the Map Records of Harris County, Texas.

BAYWOOD OAKS VILLAGE, SECTION FIVE – plat recorded in Film Code Number 380062, of the Map Records of Harris County, Texas.

BAYWOOD OAKS VILLAGE, SECTION SIX – plat recorded in Film Code Number 384059, of the Map Records of Harris County, Texas.

REPLAT OF BAYWOOD OAKS VILLAGE, SECTION SIX, BLOCKS ONE AND THREE – plat recorded in Film Code Number 387140, of the Map Records of Harris County, Texas.

BAYWOOD OAKS NORTH – plat recorded in Film Code Number 357014, of the Map Records of Harris County, Texas.

BAYWOOD OAKS WEST, SECTION ONE – plat recorded in Film Code Number 428108, of the Map Records of Harris County, Texas.

BAYWOOD OAKS WEST, SECTION ONE A – plat recorded in Film Code Number 461030, of the Map Records of Harris County, Texas.

BAYWOOD OAKS WEST, SECTION TWO – plat recorded in Film Code Number V490613, of the Map Records of Harris County, Texas.

BAYWOOD OAKS WEST, SECTION THREE – plat recorded in Film Code Number V490616, of the Map Records of Harris County, Texas.

BAYWOOD OAKS WEST, SECTION FOUR – plat recorded in Film Code Number 512022, of the

Map Records of Harris County, Texas.

BAYWOOD OAKS WEST, SECTION FIVE – plat recorded in Film Code Number 534121, of the Map Records of Harris County, Texas.

AMENDED PLAT OF BAYWOOD OAKS WEST, SECTION SIX – plat recorded in Film Code Number 552239, of the Map Records of Harris County, Texas.

**Recording Data for Declaration:**

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section One, a Subdivision in the City of Pasadena, Harris County, Texas, recorded August 30, 1991, at County Clerk's File No. N299094, and Film Code No. 044-17-0221, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Two, a Subdivision in the City of Pasadena, Harris County, Texas, recorded February 4, 1992, at County Clerk's File No. N525001, and Film Code No. 014-51-0534, et seq.;

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Two, a Subdivision in the City of Pasadena, Harris County, Texas, recorded August 5, 1992, at County Clerk's File No. N799158, and Film Code No. 106-55-0429, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Two-A, a Subdivision in the City of Pasadena, Harris County, Texas, recorded June 23, 1992, at County Clerk's File No. N732478, and Film Code No. 024-48-1954, et seq.;

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Two-A, a Subdivision in the City of Pasadena, Harris County, Texas, recorded August 5, 1992, at County Clerk's File No. N799159, and Film Code No. 106-55-0436, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Two-B, a Subdivision in the City of Pasadena, Harris County, Texas, recorded April 26, 1994, at County Clerk's File No. P823103, and Film Code No. 095-78-2394, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Three, a Subdivision in the City of Pasadena, Harris County, Texas, recorded September 8, 1992, at County Clerk's File No. N850765, and Film Code No. 108-60-2938, et seq.;

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Three-A (Formerly known as Baywood Oaks, Section Three), a Subdivision in the City of Pasadena, Harris County, Texas, recorded February 25, 1993, at County Clerk's File No. P107330, and Film Code No. 120-57-1337, et seq.;

Declaration of Covenants, Conditions and Restrictions for the Replat of Block 2 of Baywood Oaks, Section Three-A, a Subdivision in the City of Pasadena, Harris County, Texas, recorded October 22,

1993, at County Clerk's File No. P517471, and Film Code No. 173-44-3888, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Three-B, a Subdivision in the City of Pasadena, Harris County, Texas, recorded January 20, 1994, at County Clerk's File No. P662597, and Film Code No. 198-47-2695, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Four, a Subdivision in the City of Pasadena, Harris County, Texas, recorded April 14, 1993, at County Clerk's File No. P180086, and Film Code No. 125-51-3791, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Five, a Subdivision in the City of Pasadena, Harris County, Texas, recorded March 6, 1995, at County Clerk's File No. R298036 and Film Code No. 503-02-1288, et. seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Six, a Subdivision in the City of Pasadena, Harris County, Texas, recorded April 12, 1996, at County Clerk's File No. R876470, and Film Code No. 507-94-0073, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Seven, a Subdivision in the City of Pasadena, Harris County, Texas, recorded June 23, 1994, at County Clerk's File No. P925484, and Film Code No. 100-66-2417, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Eight, a Subdivision in the City of Pasadena, Harris County, Texas, recorded December 7, 1995, at County Clerk's File No. R697313, and Film Code No. 506-37-3954, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks, Section Nine, a Subdivision in the City of Pasadena, Harris County, Texas, recorded September 5, 1996, at County Clerk's File No. S103692, and Film Code No. 509-91-3791, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks Village, Section One, a Subdivision in the City of Pasadena, Harris County, Texas, recorded April 14, 1993, at County Clerk's File No. P180082, and Film Code No. 125-51-3776, et seq.;

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Baywood Oaks Village, Section One, a Subdivision in the City of Pasadena, Harris County, Texas, recorded September 3, 1993, at County Clerk's File No. P431532, and Film Code No. 169-46-0123, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks Village, Section Two, a Subdivision in the City of Pasadena, Harris County, Texas, recorded June 23, 1994, at County Clerk's File No. P925480, and Film Code No. 100-66-2399, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks Village, Section Three, a Subdivision in the City of Pasadena, Harris County, Texas, recorded August 16, 1995, at County Clerk's File No. R531609, and Film Code No. 504-97-0152, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks Village, Section Four, a Subdivision in the City of Pasadena, Harris County, Texas, recorded April 12, 1996, at County Clerk's File No. R876479, and Film Code No. 507-94-0096, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks Village, Section Five, a Subdivision in the City of Pasadena, Harris County, Texas, recorded September 5, 1996, at County Clerk's File No. S103694, and Film Code No. 509-91-3803, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks Village, Section Six, a Subdivision in the City of Pasadena, Harris County, Texas, recorded January 17, 1997, at County Clerk's File No. S287204, and Film Code No. 511-54-0116, et seq.;

Declaration of Covenants, Conditions and Restrictions for Replat of Baywood Oaks Village, Section Six Blocks One and Three, a Subdivision in the City of Pasadena, Harris County, Texas, recorded May 2, 1997, at County Clerk's File No. S434724, and Film Code No. 512-87-3400, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks North, a Subdivision in the City of Pasadena, Harris County, Texas, recorded August 9, 1993, at County Clerk's File No. P386240, and Film Code No. 167-44-1975, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks West, Section One, a Subdivision in the City of Pasadena, Harris County, Texas, recorded October 27, 1999, at County Clerk's File No. U046009, and Film Code No. 528-82-3812, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks West, Section One A, a Subdivision in the City of Pasadena, Harris County, Texas, recorded November 15, 2000, at County Clerk's File No. U735719, and Film Code No. 535-79-1953, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks West, Section Two, a Subdivision in the City of Pasadena, Harris County, Texas, recorded December 19, 2001, at County Clerk's File No. V490615, and Film Code No. 547-07-0427, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks West, Section Three, a Subdivision in the City of Pasadena, Harris County, Texas, recorded December 19, 2001, at County Clerk's File No. V490617, and Film Code No. 547-07-0439, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks West, Section Four, a Subdivision in the City of Pasadena, Harris County, Texas, recorded April 26, 2002, at County Clerk's File No. V758018, and Film Code No. 551-33-2861, et seq.;

Declaration of Covenants, Conditions and Restrictions for Baywood Oaks West, Section Five, a Subdivision in the City of Pasadena, Harris County, Texas, recorded May 8, 2003, at County Clerk's File No. W651397, and Film Code No. 567-44-0733, et seq.;

Amended Declaration of Covenants, Conditions and Restrictions for Baywood Oaks West, Section Six, a Subdivision in the City of Pasadena, Harris County, Texas, recorded February 24, 2004, at County Clerk's File No. X414162, and Film Code No. 582-19-2978, et seq.;

**Mailing Address of Association:** c/o Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759.

**Management Company:** Goodwin & Company, 11950 Jollyville Road, Austin, Texas 78759; designated representative is Goodwin & Company; [info@goodwintx.com](mailto:info@goodwintx.com); 855-289-6007.

**Association Information:** Located in Pasadena (Southeast) area of Harris County, Texas; Articles of Incorporation filed with Secretary of State August 12, 1991; Charter No. 0120241101. **Fees:** Transfer Fee is \$275.00; Resale Certificate is \$375.00; Resale Certificate Update is \$75.00; Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement: 1 business day: \$300, 3 business days: \$200 and 5 business days: \$100; Compliance Inspection Fee is \$120.00.


This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. [mike@treecelaw.com](mailto:mike@treecelaw.com).

**Note:** This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at: [www.goodwintx.com](http://www.goodwintx.com). Use the "find my community" search bar to locate the community webpage.

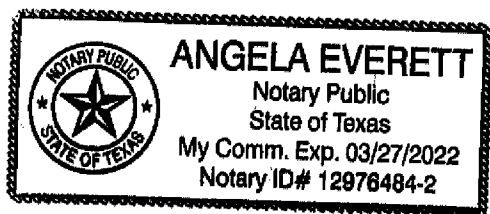
EXECUTED this 30<sup>th</sup> day of August, 2021.

**Baywood Oaks Community  
Association, Inc.**

  
By: Kathryn Amert, Authorized Representative of  
Goodwin & Company, Managing Agent

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

The foregoing instrument was acknowledged before me by the said Kathryn Ament, in her official capacity as Authorized Representative of Goodwin & Company, Managing Agent of Baywood Oaks Community Association, Inc., on this 30<sup>th</sup> day of August, 2021, on behalf of said Association.



Angela Everett  
Notary Public - State of Texas

Prepared By:  
Treece Law Firm, P.C.  
1020 Bay Area Blvd., Ste 200  
Houston, Texas 77058

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# Pages 8  
08/31/2021 11:00 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$42.00

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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