

MANAGEMENT CERTIFICATE
BAY MEADOWS TOWNHOME OWNERS ASSOCIATION, INC.

STATE OF TEXAS }
 }
COUNTY OF GALVESTON } KNOW ALL MEN BY THESE PRESENTS:

Name of Subdivision: BAY MEADOWS TOWNHOMES

Name of Association: BAY MEADOWS TOWNHOME OWNERS ASSOCIATION, INC.

Recording Data for Subdivision:

Lots 52, 54 and 55 through 71, inclusive of Block 3, Campeche Cove Subdivision, Unit 2, Replat, a subdivision in Galveston County, Texas, according to the map of plat thereof, recorded in Volume 15, Page 139 of the Map Records of Galveston County, Texas.

Lots 1 through 16, inclusive of Campeche Cove Townhomes, a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 17, Page 32 of the Map Records of Galveston County, Texas.

Lots 17 through 50, inclusive of Campeche Voce Townhomes, Addition No. 1 Replat, a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 17, Page 42 of the Map Records of Galveston County, Texas.

Lot 1, Block 1, Campeche Cove Townhomes Addition No. 2, a subdivision in Galveston County, Texas, according to the map thereof, recorded in Volume 18, Page 497 of the Map Records of Galveston County, Texas.

Recording Data for Declaration:

Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bay Meadows Townhomes, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 9712326, and Film Code No. 011-74-0161, et seq.

First Amendment to Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bay Meadows Townhomes, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 2003039598 and Film Code No. 018-66-1845, et seq.

Flood Insurance Amendment to the Amended & Restated Declaration of Covenants, Conditions and Restrictions of Bay Meadows Townhomes, recorded in the Official Public Records of Galveston, County, Texas, under Clerk's File No. 2009038091.

Mailing Address of Association: c/o Rise Association Management Group, 3131 Eastside Street, Suite 130, Houston, Texas 77098.

Management Company: Rise Association Management Group, 3131 Eastside Street, Suite 130, Houston, Texas 77098; designated representative is Rise Association Management Group, 3131 Eastside Street, Suite 130, Houston, Texas 77098; telephone 713-936-2000.

Designated Representative: Name: Gina Olivares; Phone Number: 713-568-1748;
Email Address: gina@riseamg.com

Fees: Transfer Fee is \$250.00; Questionnaire Fee - \$400.00; Resale Certificate Fee - \$375.00;
Statement of Account Fee - \$175.00; Additional Rush Fee - \$100.00.

Association Information: Located in Galveston County, Texas; Articles of Incorporation filed with
Secretary of State January 5, 1999; Charter No. 0151897201.

POA Website: The Association's Dedicatory Instruments are available to members for viewing
online at: riseamg.com

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.

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.

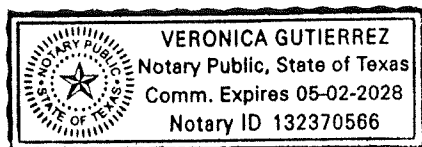
EXECUTED this 1 day of November, 2024.

**Bay Meadows Townhome Owners
Association, Inc.**

By: 
Jason Delgado, Managing Partner, Rise
Association Management Group

STATE OF TEXAS }
 }
COUNTY OF HARRIS }

The foregoing instrument was acknowledged before me by the said Jason Delgado, in his
official capacity as Managing Partner of Rise Association Management Group, on this 1 day
of November, 2024, on behalf of said Association.




Notary Public - State of Texas

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