

BAY BRANCH CONDOMINIUM ASSOCIATION, INC.

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Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the condominium is The Condominiums at Bay Branch;

- (2) The name of the association is Bay Branch Condominium Association, Inc.;

- (3) The Condominium is located as recorded in the Map and Plat Records of Montgomery County, Texas as Follows:

- (a) The Condominium at Bay Branch, The Woodlands, Village of Alden Bridge, Section 68, under File No. 99030797, in Cabinet M, Sheets 1-2;

- (4) The Declaration is recorded in the Real Property Records of Montgomery County, Texas

- (a) Declaration of Covenants, Restrictions, and Condominium Regime, The Condominiums at Bay Branch, The Woodlands, Texas, under Clerk's File No. 99084733;

- (b) Amended Declaration of Covenants, Restrictions, and Condominium Regime, The Condominiums at Bay Branch, The Woodlands, Texas, under Document No. 2007125402;

- (c) Bay Branch Condominium Association, Inc., Policy Resolution: Insurance Deductible, under Document No. 2020114530;

- (5) The name and mailing address of the Association is:

- (a) Bay Branch Condominium Association, Inc., c/o Sterling Association Services, Inc.,
6842 North Sam Houston Parkway West, Houston, Texas 77064;

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- (a) Sterling Association Services, Inc.;
- (b) 6842 North Sam Houston Parkway West, Houston, Texas 77064;
- (c) (832) 677-4500;
- (d) servicedesk@sterlingasi.com;

(7) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the condominium and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the condominium or Association, and it does not purport to identify every publicly recorded document affecting the condominium or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the condominium or Association.

[CERTIFICATION AND ACKNOWLEDGMENT TO FOLLOW]

SIGNED THIS 18 DAY OF February 2022.

By: [Signature], Managing Agent for
Bay Branch Condominium Association, Inc.

Jose Villegas
Print Name

STATE OF TEXAS

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COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned authority, on this day personally appeared Jose Villegas, of Managing Agent for Bay Branch Condominium Association, Inc. and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 18 day of February, 2022.

[Signature]
Notary Public, State of Texas



E-FILED FOR RECORD

02/22/2022 03:26PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

02/22/2022



County Clerk
Montgomery County, Texas