

**CONDOMINIUM ASSOCIATION
MANAGEMENT CERTIFICATE
BAY WATER CONDOMINIUM ASSOCIATION, INC.**

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

Name of Condominium: BAY WATER CONDOMINIUM

Name of Association: BAY WATER CONDOMINIUM ASSOCIATION, INC.

Location of Condominium: Northside of FM 3005, West End of Galveston Island
Pointe West Section Four — A, according to the Map or Plat thereof recorded as Document No.
2006005176 of the Official Public Records of Galveston County, Texas:

26540 Mangrove Drive, Galveston, Texas 77554 as Lot 4;
26501 Mangrove Drive, Galveston, Texas, 77554 as Lot 6;
26511 Mangrove Drive, Galveston, Texas, 77554 as Lot 5;
26550 Mangrove Drive, Galveston, Texas, 77554 as Lot 3;
26560 Bay Water Drive, Galveston, Texas, 77554 as Lot 2;
26570 Bay Water Drive, Galveston, Texas, 77554 as Lot 1; and

Pointe West Section Four — D, Replat No. 1, according to the Map or Plat thereof recorded as
Document No. 2006005177 of the Official Public Records of Galveston County, Texas:

26934 Bay Water Drive, Galveston, Texas, 77554 as Lot 7;
27010 Estuary Drive, Galveston, Texas, 77554 as Lot 6;
27020 Estuary Drive, Galveston, Texas, 77554 as Lot 5; 27030
Estuary Drive, Galveston, Texas, 77554 as Lot 4.

Recording Data for Declaration:

Declaration of Condominium for Bay Water Condominium, recorded in the Official Public Records of
Galveston, County, Texas, under Galveston County Clerk's Document No. 2006068512;

First Amendment and Supplement to Declaration of Condominium for Bay Water Condominium (Bay
Water Villas, Lots 1, 2, 3, and 4 — Buildings 7, 8, 9, and 1()), recorded in the Official Public
Records of Galveston, County, Texas, under Galveston County Clerk's Document No. 2006081259;

Amendment to the First Amendment and Supplement to Declaration of Condominium for Bay Water
Condominium (Bay Water Villas, Lots 1, 2, 3, and 4 — Buildings 7, 8, 9, and 10), recorded in the
Official Public Records of Galveston, County, Texas, under Galveston County Clerk's Document No.
20070282292;

Third Amendment and Supplement to Declaration of Condominium for the Bay Water Condominium,
Inc., recorded in the Official Public Records of Galveston, County, Texas, under Galveston County
Clerk's Document No. 2009052759; and

Amendment to Declaration of Condominium for the Bay Water Condominium Renewing Article 25,
recorded in the Official Public Records of Galveston, County, Texas, under Galveston County Clerk's
Document No. 2016067100.

Mailing Address of Association: c/o LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588;

Management Company: LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588;

Designated Representative is LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588;
Contact: Jordan Cook; email: Jcook@lpidev.net; telephone 281.947.8675

Fees:


Transfer Fee is \$225.00; Refinance Fee \$75.00; Resale Certificate is \$375.00; Statement of Account is \$200.00; Refinance Statement of Account is \$125.00; Lender Questionnaire: \$250.00. To order resale documents, go to www.homewisedocs.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 82.116 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at:
<https://www.lpipropertymanagement.com>

EXECUTED this 27th day of November, 2024

Bay Water Condominium Association, Inc.



Jordan Cook, Managing Agent

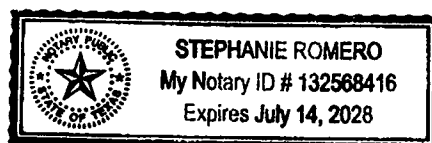
STATE OF TEXAS

COUNTY OF GALVESTON

The foregoing instrument was acknowledged before me by the said Jordan Cook, in their official capacity as Managing Agent of Bay Water Condominium Association, Inc., on this 27th day of 2024, on behalf of said Association.



Notary Public, State of Texas



FILED AND RECORDED

Instrument Number: 2024054604

Recording Fee: 29.00

Number Of Pages: 3

Filing and Recording Date: 12/03/2024 1:11PM

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.*