

**BAYTOWN COUNTRY CLUB MANOR HOMEOWNERS ASSOCIATION, INC
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Baytown Country Club Manor Homeowners Association, INC (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of Subdivision: Baytown Country Club Manor Homeowners Association, INC

Name of the Association: Baytown Country Club Manor Homeowners Association, INC

Recording Data for Association:

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

- (a) Section 3 Amending Plat of Lots 28-31, File No. Y687499 Film Code No. RP0099101225, Vol 288, Page 132
- (b) Section 3, File No. Y580362, Film Code No. RP007751649, Vol 585, Page 042
- (c) Section 2. File No. X271092, Film Code No. 579762299, Vol 548, Page 158
- (d) Section 1 Partial Replat of the Amending Plat, File No. W520457, Film Code No. 564861302, Vol 531, Page 275
- (e) Section 1 Amending Plat, File No. V821130, Film Code No. 552072767, Vol. 514, Page 017
- (f) Tract "A", File No. 20100004933, File No. RP069772158 , Vo. 632, Page 290

Recording Data for Restrictions:

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

- (a) Resolution Regarding Adoption of Statutory Policies, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;
- (b) Collection and Payment Plan Policy, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;
- (c) Document Retention Policy, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;
- (d) Document Production and Copying Policy, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;
- (e) Guidelines for Roofing Materials, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;

- (f) Guidelines for Display of Certain Religious Items, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;
- (g) Guidelines for Solar Energy Devices, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;
- (h) Guideline for Display of Flags, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;
- (i) Guidelines for Rainwater Recovery Systems and Drought Resistant Landscaping, under Harris County Clerk's File No. RP-2017-276264 , along with any amendments or supplements thereto;
- (j) Declaration of Covenants, Conditions and Restrictions for Country Club Manor, under Harris County Clerk's File No. V850444, along with any amendments or supplements thereto;
- (k) By-Laws, under Harris County Clerk's File No. V850444, along with any amendments or supplements thereto;
- (l) Declaration of Annexation Country Club Manor, Section 3, under Harris County Clerk's File No. Y600183, along with any amendments or supplements thereto;
- (m) Additional Dedicatory Instrument, Architectural Guidelines, under Harris County Clerk's File RP-2022-434438, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

Baytown Country Club Manor Homeowners Association, INC
c/o Houston Community Management
18333 Egret Bay Blvd
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative

Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$75.00
Resale Certificate: Starting \$370.00
Resale Certificate Update: Starting \$72.00
Legacy Account Closure Fee: \$220.00
Refinance Statement of Account: Starting \$75.00

Transfer Fee: None Noted

Working Capitalization Fees: None Noted

Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$175.00 for 1 day and \$125.00 for 3 day.

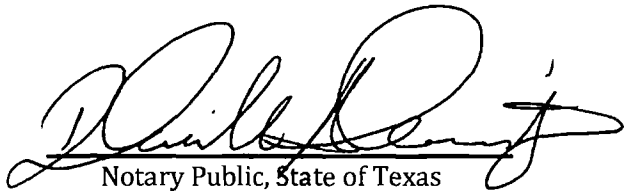
Executed on this the 30 day of April 2025.

Baytown Country Club Manor
Homeowners Association, INC acting
by and through its managing agent,
Houston Community Management of
Houston Texas

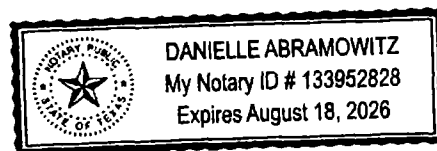

Rebecca Full , Branch President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 30 day of April, 2025 by Rebecca Full, Branch President with Houston Community Management, the managing agent for Baytown Country Club Manor Homeowners Association, INC a Texas nonprofit corporation, on behalf of such corporation.


Notary Public, State of Texas

When recorded return to:
Houston Community Management
18333 Egret Bay Blvd #305
Houston, TX 77058



RP-2025-225394
Pages 4
06/12/2025 10:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

RP-2025-225394