

**BLUEWATER LAKES COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Bluewater Lakes Community 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 the Subdivision:** Bluewater Lakes Community Association, Inc.

**Name of the Association:** Bluewater Lakes Community Association, Inc.

**Recording Data for Association and Restrictions:**

Community	County	Doc Type	Date Recorded	Instrument No.
Bluewater Lakes Community Association	Brazoria	Supplemental Amendment to the Declaration of CC&R — Section 6	25—Jun—21	2021041875
		Supplemental Amendment to the Declaration of CC&R — Section 5	25—Jun—21	2021041874
		Plat Section 6	22—Feb—21	2021010722
		Plat Section 5	16-Dec-20	2020074480
		Plat Tax Certificate	22-Feb-21	2021010714
		Supplemental Amendments to the Declaration of CC&R — Section 3	5-Jun-18	2018028033
		Flag Display Policy	14-May-18	2018023889
		Collection Policy	14-May-18	2018023874
		Access, Production and Copying Policy	14-May-18	2018023873
		Standby Electric Generator Policy	14-May-18	2018023872
		Solar Energy Devices and Roofing Material Policy	14-May-18	2018023843
		Bylaws	14-May-18	2018023842
		Rain Barrell Polic	14-May-18	2018023834
		Document Retention Policy	14-May-18	2018023830
		Display of Religious Items Policy	14-May-18	2018023828
		Plat Section 3	8-May-18	2018022686
		Supplemental Amendment to the Declaration CC&R — Section 4	1-May—18	2018021421
		Supplemental Amendment to the Declaration CC&R - Section 3	1-May—18	2018021415
		Declaration of CC&R	1-May—18	2018021297
		Plat Section 4	19—Apr—18	2018019193
		Plat Section 2	11-Apr-18	2018017804
		Plat Section 1	11-Apr-18	2018017799

**Name and Mailing Address of the Association**

Bluewater Lakes Community Association, Inc.  
C/O HCMS  
18333 Egret Bay Blvd Ste 305  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative**

Houston Community Management Services  
18333 Egret Bay Blvd  
Ste 305  
Houston, Texas 77058  
832-864-1200  
[customerservice@houcomm.com](mailto:customerservice@houcomm.com)

**Website Address of the Association**

[www.townsq.io](http://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: \$95  
Working Capital: First residential owner 50% of current year assessment  
Closing Fee: \$487.50  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite

Executed on this the 15<sup>th</sup> day of March, 2024

Bluewater Lakes Community Association, Inc.  
, acting by and through its managing agent, Houston Community  
Management Services

Tracy Downs  
Tracy Downs, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF Brazoria   §

This instrument was acknowledged before me on the 15<sup>th</sup> day of March, 2024 by Tracy Downs, President with Houston Community Management Services, the managing agent for Bluewater Lakes Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



Notary Public, State of Texas  
Elizabeth Engelken Page 2 of 3

When recorded return to:

**Houston Community Management**

**18333 Egret Bay Blvd**

**Ste 305**

**Houston, Texas 77058**

## FILED and RECORDED

Instrument Number: 2024014658

Filing and Recording Date: 04/09/2024 08:48:01 AM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-kara