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—2 1	2021010722
		Plat Section 5	16-D ec-20	2020074480
		Plat Tax Certificate	22-Feb-21	202101 071 4
		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	201802 387 3
		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	201802 129 7
		Plat Section 4	19—Apr—18	201801 919 3
		Plat Section 2	11- Apr-18	201801 780 4
		Plat Section 1	11 -Apr-18	201801 779 9

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

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: \$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 15th day of March, 2024

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

Tracy Downs, President

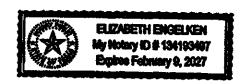
STATE OF TEXAS

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COUNTY OF Brazoria

Brazoria §

This instrument was acknowledged before me on the 15⁺¹day 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

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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.



agenthedman

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.

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cclerk-kara