

**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 Subdivision: Bluewater Lakes CA

Name of the Association: Bluewater Lakes Community Association, INC

Community	County	Document Type	Instrument No.	Date Recorded
Bluewater Lakes Community Association, INC.	Brazoria	Collection Policy and Fine Policy	2024039546	13-Sep-24
		Management Certificate	2024014658	9-Apr-24
		Gift Deed - Reserves D, G, H and I	2021041885	25-Jun-21
		Gift Deed - Reserves B and C	2021041884	25-Jun-21
		Deed of Gift - Reserve B, C, & D - Section 4	2018037866	26-Jul-18
		Deed of Gift - Reserves A, B, C, E, F & G - Section 3	2018037865	26-Jul-18
		Deed of Gift - Reserves A & B - Section 2	2018037864	26-Jul-18
		Deed of Gift - Reserves A, B, D, F, G, H and I Section 1	2018037860	26-Jul-18
		Deed of Gift - Reserves B	2018037858	26-Jul-18
		Flag Display	2018023889	14-May-18
		Collection Policy and Payment Plan Guidelines	2018023874	14-May-18
		Access, Production and Copying Policy	2018023873	14-May-18
		Standby Electric Generator Policy	2018023872	14-May-18
		Management Certificate	2018023844	14-May-18
		Solar Energy Devices and Roofing Material Policy	2018023843	14-May-18
		By-Laws	2018023842	14-May-18
		Document Retention	2018023830	14-May-18
		Display of Religious Items Policy	2018023828	14-May-18

Name and Mailing Address of the Association

Bluewater Lakes Community 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 17 day of April 2025.

Bluewater Lakes Community
Association, Inc, acting by and
through its managing agent, Houston
Community Management of Houston
Texas

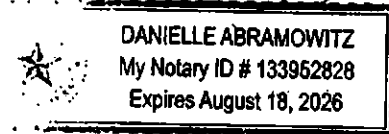
Tracy Downs
Tracy Downs, Branch Vice President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 17 day of April, 2025 by Tracy Down, Branch Vice President with Houston Community Management, the managing agent for Bluewater Lakes Community Association, Inc, a Texas nonprofit corporation, on behalf of such corporation.

Danielle Abramowitz
Notary Public, State of Texas

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



FILED and RECORDED

Instrument Number: 2025023592

Filing and Recording Date: 05/21/2025 10:12:29 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, appearing to read "Joyce Hudman".

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-regina