

MANAGEMENT CERTIFICATE
for
BRIDGES AT BLACKHAWK COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Bridges at Blackhawk Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Bridges at Blackhawk.
2. Name of Association: The name of the Association is Bridges at Blackhawk Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. Bridges at Blackhawk, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 665212 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Bridges at Blackhawk, Section Two (2), a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 665215 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - c. Bridges at Blackhawk, Section Two (2) Amending Plat No. 1, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded under Film Code No. 674635 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Bridges at Blackhawk.

b. Recording Information:

(1) Harris County Clerk's File No. 20140488476.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Bridges at Blackhawk Community Association, Inc. c/o FirstService Residential Houston, 2925 Briar Park, Suite 700, Houston, Texas 77042.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: FirstService Residential Houston. Address: 2925 Briar Park, Suite 700, Houston, Texas 77042. Phone No.: 1.877.253.9689. Email Address: houston@fsresidential.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: <https://bridgesatblackhawk.connectresident.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	\$ 375.00
Resale Certificate Update	\$ 75.00
Refinance Fee	\$ 100.00
Transfer Fee	\$ 340.00**
Welcome Packet Fee	\$ 26.50
Capitalization Fee	Capitalization Fee is one-time payment which in no event may be greater than 100% of the Annual Assessment. The Capitalization Fee for 2021 is \$583.00. Some exemptions apply. For future years, the Capitalization Fee amount must be confirmed with the Association.

**Fee prior to November 15, 2023 is \$295 and will increase to \$340 effective November 15, 2023.

Executed on this 13 day of November, 2024

**BRIDGES AT BLACKHAWK COMMUNITY
ASSOCIATION, INC.**

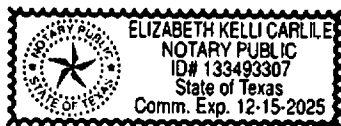
By: FirstService Residential, Managing Agent

By 
Courtney Aguilera, Regional Director

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

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BEFORE ME, the undersigned notary public, on this 13 day of November 2024 personally appeared Courtney Aguilera, Regional Director for FirstService Residential, Managing Agent for Bridges at Blackhawk Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254

RP-2024-426138
Pages 4
11/15/2024 08:08 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-2024-426138