

MANAGEMENT CERTIFICATE
OF
BAUER MEADOWS RESIDENTIAL COMMUNITY, INC.

The undersigned, being an officer of Bauer Meadows Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Bauer Meadows.
2. The name of the Association: Bauer Meadows Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property in Harris County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Bauer Meadows, recorded as Document No. RP-2023-223297 in the Official Public Records of Harris County, Texas, as the same may be amended from time to time (the "**Declaration**"), and which is more particularly described on Exhibit "A" attached to the Declaration.
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Bauer Meadows Residential Community, Inc., c/o Vision Community Management, 1400 Woodloch Forest Drive, Suite 450, The Woodlands, Texas 77380.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Bauer Meadows Residential Community, Inc. c/o
Vision Community Management

Mailing Address: 1400 Woodloch Forest Drive, Suite 450
The Woodlands, Texas 77380

Attn: Stormy Kelley

Telephone Number: (281) 292-6330

Email Address: Stormy@vcmtexas.com

7. Website to access the Association's dedicatory instruments: vcmtexas.com/
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Working Capital Assessment - An amount equal to six (6) months of the
then-current monthly Regular Assessments.

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BAUER MEADOWS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Reserve Fund Contribution - An amount equal to twelve (12) months of the then-current monthly Regular Assessments.

Transfer Fee - \$250.00

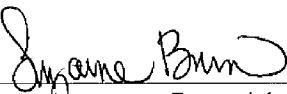
Resale Certificate Fee - \$340.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

BAUER MEADOWS RESIDENTIAL COMMUNITY,
INC.,
a Texas nonprofit corporation

By: 
Name: SUZANNE BRANN
Title: HOA PRESIDENT

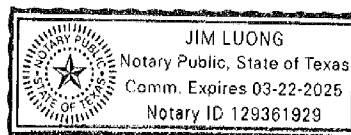
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14th day of JUNE,
2023, by SUZANNE BRANN, the PRESIDENT of Bauer Meadows Residential
Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)


Notary Public Signature

AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com



ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Bauer Meadows, recorded as Document No. RP-2023-223297 in the Official Public Records of Harris County, Texas, as the same may be amended from time to time.
2. Bauer Meadows Community Manual, recorded as Document No. RP-2023-223457 in the Official Public Records of Harris County, Texas, as the same may be amended and supplemented from time to time.
3. Bauer Meadows Adoption of Working Capital Assessment, recorded as Document No. RP-2023-223600 in the Official Public Records of Harris County, Texas, as the same may be amended from time to time.
4. Bauer Meadows Adoption of Reserve Fund Contribution, recorded as Document No. RP-2023-223598 in the Official Public Records of Harris County, Texas, as the same may be amended from time to time.

ATTACHMENT 1

BAUER MEADOWS RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

RP-2023-224293
Pages 5
06/16/2023 03:53 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2023-224293