

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MANAGEMENT CERTIFICATE OF
THE LAKES OF BAY AREA HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

Pursuant to Tex. Prop. Code chs. 202 and 209, the undersigned officer of The Lakes of Bay Area Homeowners' Association, Inc., the property owner's association for The Lakes of Bay Area, a residential subdivision in Galveston County, Texas, (the "Subdivision") submits this Management Certificate of The Lakes of Bay Area Homeowners' Association, Inc.

1. The name of the Subdivision is The Lakes of Bay Area.
2. The name of the association for the Subdivision is The Lakes of Bay Area Homeowners' Association, Inc. ("Association").
3. The plats for the Subdivision are recorded in the Official Public Records of Galveston County, Texas, as follows:

Section 1 of The Lakes of Bay Area, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded in Volume 18, Page 1203 of the Map Records of Galveston County, Texas; and

Section 2 of The Lakes of Bay Area, a subdivision in Galveston County, Texas, according to the map or plat thereof recorded at Galveston County Plat Record 2004A, Map Numbers 64 and 65, Galveston County Map Records.

4. The Declaration of Covenants, Conditions, Restrictions of The Lakes of Bay Area, Section 1 is recorded under Galveston County Clerk's File No 2001037844 in the Real Property Records of Galveston County and Correction Amended and Restated Declaration of Covenants, Condition and Restrictions of The Lakes of Bay Area, Section 1 is recorded under Galveston County Clerk's File No. 2004029071 and Annexation to Declaration of Covenants, Conditions and Restrictions for The Lakes of Bay Area is recorded under Galveston County Clerk's File No. 2004037508. Collectively the foregoing is referred to as "Declaration".

5. The contact information of the Association and of the person managing the Association, is LPI Property Management, LLC, P.O. Box 3217, Pearland, Texas 77588-3217, attn: Jordan Cook, (281) 947-8675, jcook@lpidev.net, lpipropertymanagement.com. The transfer and conveyance of any lot in the subdivision is subject to a \$200.00 transfer fee.

6. True and correct copies of the Bylaws of The Lakes of Bay Area Homeowners Association, Inc. have been recorded in the Official Public Records of Galveston County, Texas under Instrument No. 2019022805. The First Amendment to the Bylaws of The Lakes of Bay Area Homeowners' Association, Inc. is attached hereto.

7. True and correct copies of the current Records Retention and Open Records Request Policy have been recorded in the Official Public Records of Galveston County, Texas under Instrument No. 2019022796. True and correct copies of the current Security System Access Policy and Lake Access and Restriction Policy are attached to that certain Management Certificate recorded in the Official Public Records of Galveston County, Texas under Instrument No. 2020031212.

8. That certain Fence Maintenance Policy and Alternative Payment Schedule Policy are attached to that certain Management Certificate Recorded in the Official Public Records of Galveston County, Texas under Instrument No. 2020042126. That certain Delinquency Collection Policy attached to that certain Management Certificate Recorded in the Official Public Records of Galveston County, Texas under Instrument No. 2020042126 is hereby revoked.

9. A true and correct copy of the current Delinquency Collection Policy, Collection Referral Policy, Alternative Payment Schedule, Bid Solicitation Policy, Rental and Lease Policy, Deed Restriction Violation Dispute Resolution Policy, and Architectural Review Authority and Appeals Policy are attached hereto. Any and all other policies of the same name recorded prior to any foregoing attached policy is hereby revoked.

Signed this 12th day of October, 2021.

THE LAKES OF BAY AREA HOMEOWNERS
ASSOCIATION, INC.

By: Barbara A. Cory
Name: BARBARA A. Cory
Title: SECRETARY

STATE OF TEXAS

COUNTY OF GALVESTON

This instrument was acknowledged before me on the 12th day of October, 2021
by Barbara Cory, Secretary of The Lakes of Bay Area Homeowners
Association, Inc. a Texas not for profit corporation, on behalf of said not for profit corporation

Bobbie J. Lopez
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
QUEZADA LAW FIRM, P.C.
106 E. Willowick
Friendswood, Texas 77546

