

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
BRIDGEWATER COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BRIDGEWATER COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Rollingbrook Estates;
- (2) the name of the Association is Bridgewater Community Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Harris County, Texas, as follows:

- (a) Lakes of Bridgewater, Section One, under Clerk's File No. P402356;
- (b) Lakes of Bridgewater, Section Two, under Clerk's File No. T615615;
- (c) Lakes of Bridgewater, Section Three, under Clerk's File No. T903627;
- (d) Lakes of Bridgewater, Section Four, under Clerk's File No. U508811;
- (e) Lakes of Bridgewater, Section Five, under Clerk's File No. V131517;
- (f) Lakes of Bridgewater, Section Six, under Clerk's File No. U942204;
- (g) Lakes of Bridgewater, Section Seven, under Clerk's File No. V196398;
- (h) Lakes of Bridgewater, Section Eight, under Clerk's File No. V259122;
- (i) Lakes of Bridgewater, Section Nine, under Clerk's File No. V645123;
- (j) Lakes of Bridgewater, Section Ten, under Clerk's File No. V645124;
- (k) Enclave at Bridgewater, Section One, under Clerk's File No. V883838;
- (l) Enclave at Bridgewater, Section Two, under Clerk's File No. W211000;
- (m) Bridgewater Village, Section One, under Clerk's File No. U447457;

- (n) Bridgewater Meadow, Section One, under Clerk's File No. Y147387;
- (o) Bridgewater Meadow, Section Two, under Clerk's File No. Z048213;
- (p) Bridgewater Pointe, Section One, under Clerk's File No. S233417;
- (q) Bridgewater Pointe, Section Two, under Clerk's File No. T562878;
- (r) Bridgewater Pointe, Section Three, under Clerk's File No. T562879;
- (s) Westland Creek Village, Section One, under Clerk's File No. F758862;

(4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section One, under Clerk's File No. P520021;
- (b) Amendment and Change to Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section One, under Clerk's File No. P883342;
- (c) Second Amendment to Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section One, under Clerk's File No. R084525;
- (d) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Two, under Clerk's File No. T618538;
- (e) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Three, under Clerk's File No. T939996;
- (f) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Four, under Clerk's File No. U513333;
- (g) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Five, under Clerk's File No. U491945;
- (h) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Six, under Clerk's File No. U948992;
- (i) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Seven, under Clerk's File No. V208748;

- (j) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Eight, under Clerk's File No. V265163;
- (k) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Nine, under Clerk's File No. V653621;
- (l) Declaration of Covenants, Conditions and Restrictions Lakes of Bridgewater, Section Ten, under Clerk's File No. V653622;
- (m) Declaration of Covenants, Conditions and Restrictions for Enclave at Bridgewater, under Clerk's File No. V998780;
- (n) First Amendment to Declaration of Covenants, Conditions and Restrictions for Enclave at Bridgewater, under Clerk's File No. W427306;
- (o) First Amendment to Declaration of Covenants, Conditions and Restrictions for Enclave at Bridgewater, under Clerk's File No. W731060;
- (p) First Supplement to Declaration of Covenants, Conditions and Restrictions, under Clerk's File No. W411428;
- (q) Declaration of Covenants, Conditions and Restrictions Bridgewater Village, Section One, under Clerk's File No. U461787;
- (r) Declaration of Covenants, Conditions and Restrictions for Bridgewater Meadow, Section One (1), under Clerk's File No. Y061571;
- (s) Declaration of Covenants, Conditions and Restrictions for Bridgewater Meadow, Section Two (2), under Clerk's File No. Z373392;
- (t) Bridgewater Meadow Annexation Agreement, under Clerk's File No. Z245677;
- (u) Declaration of Covenants, Conditions and Restrictions Bridgewater Pointe, Section One, under Clerk's File No. S331136;
- (v) Declaration of Covenants, Conditions and Restrictions Bridgewater Pointe, Section Two, under Clerk's File No. T566079;
- (w) Amendment to Declaration of Covenants, Conditions and Restrictions for Bridgewater Pointe, Section Two, under Clerk's File No. T618536;
- (x) Declaration of Covenants, Conditions and Restrictions Bridgewater Pointe, Section Three, under Clerk's File No. T566080;

- (y) Amendment to Declaration of Covenants, Conditions and Restrictions for Bridgewater Pointe, Section Three, under Clerk's File No. T618537;
- (z) This Declaration of Covenants, Conditions and Restrictions for Westland Creek Village, Section One, a Subdivision, under Clerk's File No. F778538;
- (aa) Amendment and Change to Declaration of Covenants, Conditions and Restrictions for Westland Creek Village, under Clerk's File No. H866527;

(5) the name and mailing address of the Association is:

- (a) Bridgewater Community Association, Inc., c/o Signature Association Management, 16225 Park Ten Place, Suite 500, Houston, Texas 77084;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- (a) Signature Association Management, 16225 Park Ten Place, Suite 500, Houston, Texas 77084;
- (b) (713) 338-3436;
- (c) info@signatureamlc.com;

(7) The Association's website address is: www.bridgewater.tx.org;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- (a) Resale Certificate Fee - \$205.00;
- (b) Rushed Resale Certificate Fee (3-5 Days) - \$305.00;
- (c) Expedited Resale Certificate Fee (1-2 Days) - \$355.00;
- (d) Transfer Fee - \$225.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 2nd DAY OF September, 2021.

By: [Signature], on behalf of
Signature Association Management, Managing Agent for
Bridgewater Community Association, Inc.

Shontele H. Redeaux
Print Name

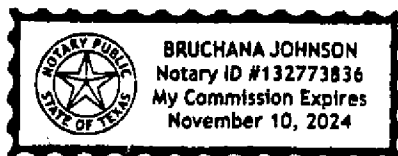
STATE OF TEXAS

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COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Shontele Redeaux, of Signature Association Management, Managing Agent for Bridgewater Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 2 day of September 2021.



[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

RP-2021-524140
Pages 6
09/14/2021 08:49 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

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-2021-524140