

MANAGEMENT CERTIFICATE  
BAY POINT TOWNHOMES OWNERS' ASSOCIATION, INC.

STATE OF TEXAS            }  
                                      }  
COUNTY OF HARRIS        }      KNOW ALL MEN BY THESE PRESENTS:

**Name of Townhomes:** BAY POINT TOWNHOMES a/k/a A PORTION OF GARDEN WALK TOWNHOMES SUBDIVISION, HARRIS COUNTY, TEXAS

**Name of Association:** BAY POINT TOWNHOMES OWNERS' ASSOCIATION, INC.

**Recording Data for Townhomes:**

BAY POINT TOWNHOMES OWNERS' ASSOCIATION, INC., plat recorded at Volume 195, Page 18 of the Map Records of Harris County, Texas.

**Recording Data for Declaration:**

Declaration of Covenants, Conditions and Restrictions, recorded June 8, 1976, bearing County Clerk's File No. E786092, Film Code No. 142-10-1026, et seq., in the Official Public Records of Real Property of Harris County, Texas;

Declaration of Covenants, Conditions and Restrictions, recorded June 15, 1977, bearing County Clerk's File No. F178096, Film Code No. 167-15-0503, et seq., in the Official Public Records of Real Property of Harris County, Texas;

**Mailing Address of Association:** c/o Pegasus Properties, Inc., 114 Slossen Street, Webster, TX 77598;

**Management Company:** Pegasus Properties, Inc., 114 Slossen Street, Webster, TX 77598; designated representative is Pegasus Properties, Inc.; email: [hoaassistant@pegasusproperty.com](mailto:hoaassistant@pegasusproperty.com); telephone 281-338-1654.

**Association Information:** Located in La Porte (Southeast) area of Harris County, Texas; Articles of Incorporation filed with Secretary of State June 14, 1976; Charter No. 0038283901.

**Fees:** Transfer Fee is \$125.00; Resale Certificate is \$200.00; Fee for Refinance Statement is \$150.00; Property Questionnaire is \$200.00.

This organization may also be reached via Treece Law Firm, P.C., 1020 Bay Area Boulevard, Suite 200, Houston, Texas 77058 – 281-667-3100, Michael J. Treece, Esq. [mike@treecelaw.com](mailto:mike@treecelaw.com).

Note: This Management Certificate does not list all dedicatory instruments and/or governing documents of the Association, and is not to be relied on as an exhaustive list. This Management Certificate is filed/recorded in compliance with the mandate of, and to meet the requirements of, Section 209.004 of the Texas Property Code.

The Association's Dedicatory Instruments are available to members for viewing online at:  
[www.pegasusproperty.com](http://www.pegasusproperty.com)

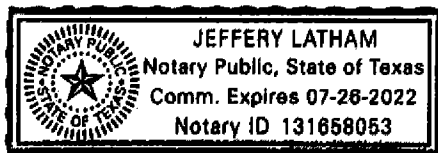
EXECUTED this 21 day of September, 2021.

Bay Point Townhomes Owners' Association, Inc.

  
By: Teresa Morant, Managing Agent for the Association

STATE OF TEXAS        }  
                                  }  
COUNTY OF HARRIS    }

The foregoing instrument was acknowledged before me by the said Teresa Morant, in her official capacity as Attorney of Bay Point Townhomes Owners' Association, Inc., on this 21<sup>st</sup> day of September, 2021, on behalf of said Association.



  
Notary Public - State of Texas

Prepared by:  
Trecee Law Firm, P.C.  
1020 Bay Area Blvd.  
Suite 200  
Houston, Texas 77058

RP-2022-20954  
# Pages 3  
01/12/2022 10:53 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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-2022-20954