

The Retreat in Bay Colony Homeowners Association, Inc. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Retreat in Bay Colony Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: **The Retreat in Bay Colony Homeowners Association, Inc.**

Name of the Association: **The Retreat in Bay Colony Homeowners Association, Inc.**

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Galveston County, Texas, as follows;

Vol. 2003A, Page 99, File No. 2003064261, Amending Plat File No. 2017042477

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Galveston County, Texas, as follows:

- (a) Second Amendment To By-Laws, under Galveston County Clerk's File No. 2021012417, along with any amendments or supplements thereto;
- (a) First Amendment To By-Laws, under Galveston County Clerk's File No. 2016012915, along with any amendments or supplements thereto;
- (b) Property Owners Management Certificate, under Galveston County Clerk's File No. 2013077001, along with any amendments or supplements thereto;
- (c) Management Certificate, under Galveston County Clerk's File No. 2010012201, along with any amendments or supplements thereto;
- (d) Management Certificate, under Galveston County Clerk's File No. 2008029668, along with any amendments or supplements thereto;
- (e) First Amendment To Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2004020099, along with any amendments or supplements thereto;
- (f) Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2004011388, along with any amendments or supplements thereto;
- (g) Assessment Collection Policy, under Galveston County Clerk's File No. 2022011553, along with any amendments or supplements thereto;
- (h) Assignment of Lien Rights, under Galveston County Clerk's File No. 2022008988, along with any amendments or supplements thereto;
- (i) ACC Denial and Appeal Hearing Policy, under Galveston County Clerk's File No. 2022005597, along with any amendments or supplements thereto;
- (j) Deed Restriction Hearing Policy, under Galveston County Clerk's File No. 2022005596, along with any amendments or supplements thereto;
- (k) Architectural Review Authority Policy & Charter, under Galveston County Clerk's File No. 2022005595, along with any amendments or supplements thereto;

- (l) Large Contract Bid Solicitation Policy, under Galveston County Clerk's File No. 2022005594, along with any amendments or supplements thereto;
- (m) Policy Regarding Records Inspection and Production, under Galveston County Clerk's File No. 2022005593, along with any amendments or supplements thereto;
- (n) Policy Regarding Records Retention, under Galveston County Clerk's File No. 2022005592, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

The Retreat in Bay Colony Homeowners Association, Inc.
c/o Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058

Name, Mailing Address, Telephone Number, and E-mail Address of Person Managing the Association or its Designated Representative

Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058
832-864-1200
customerservice@houcomm.com

Website Address of the Association

www.townsq.io

Property Transfer Fee(s) Charged by the Association:

New account setup fee establishing new owner's account in the association's records: \$95

Resale Certificate: \$375

Resale Certificate Update: \$75


Legacy Account Closure Fee: \$220

Refinance Statement of Account: \$75

Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 20 day of December 2022

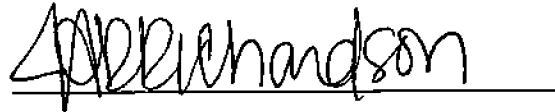
The Retreat in Bay Colony Homeowners
Association, Inc., acting by and through its
managing agent, Houston Community
Management



Tracy Downs, President of Operations

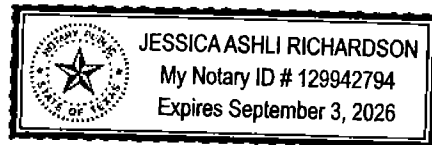
STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 20 day of December 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for The Retreat in Bay Colony Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

A handwritten signature in black ink, appearing to read "Jessica Richardson", written over a horizontal line.

Jessica Richardson
Notary Public, State of Texas

When recorded return to:
Houston Community Management
17049 El Camino Real #100
Houston, Texas 77058



FILED AND RECORDED

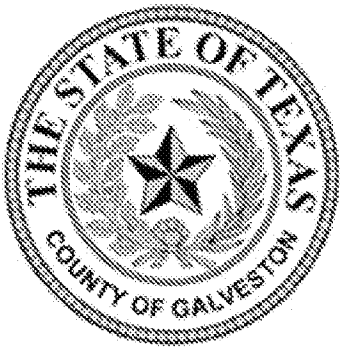
Instrument Number: 2022076228

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 12/22/2022 8:45AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a horizontal line drawn underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*