

**BAY RIVER COLONY HOMEOWNER'S ASSOCIATION, INC  
MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Bay River Colony Homeowner's 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 Subdivision:** Bay River Colony Homeowner's Association, INC

**Name of the Association:** Bay River Colony Homeowner's Association, INC

**Recording Data for Association:**

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

Section 1, Vol. 604, Page 061, File No 20060003794

Section 2, Vol. 639, Page 293, File No. 20110164063

**Recording Data for Restrictions:**

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

<b><u>Declaration and Name of Subdivision</u></b>	<b><u>Recording Data for Declaration</u></b>	<b><u>Recording Data for Subdivision</u></b>
Declaration of Covenants, Plat Conditions and Restrictions County, Texas; For Bay River Colony Declaration	Harris County Clerk's  File No. 20070109696	Film Code No. 604061,  Map Records, Harris  and as stated in said
Bay River Colony Homeowners' Certificate Association, Inc. Secretary's Certificate Regarding Certificate Of Filing; Certificate of Formation; By-Laws	Harris County Clerk's  File No. 20070174401	As stated in said
Amendment to Declaration of Amendment Covenants, Conditions and Restrictions for Bay River Colony	Harris County Clerk's  File No. 20070174635	As stated in said

Corrected Declaration of Covenants, Plat Conditions and Restrictions County, Texas; For Bay River Colony Declaration	Harris County Clerk's  File No. 20090139000	Film Code No. 604061,  Map Records, Harris  and as stated in said
Second Amendment to Amendment Declaration of Covenants, Conditions and Restrictions For Bay River Colony	Harris County Clerk's  File No. 20110461134	As stated in said
Third Amendment to Amendment Declaration of Covenants, Conditions and Restrictions For Bay River Colony	Harris County Clerk's  File No. 20110480726	As stated in said
Supplemental Declaration of Plat Covenants, Conditions and County, Texas; Restrictions for Annexation of Declaration Bay River Colony Section Three (3)	Harris County Clerk's  File No. 20110480730	File No. 20110164063,  Map Records, Harris  and as stated in said
Instrument to Record Builder Document Guidelines for Bay River Colony	Harris County Clerk's  File No. 20110504793	As stated in said
Certificate of Adoption of Document Document Retention Policy Of Bay River Colony Homeowners' Association, Inc.	Harris County Clerk's  File No. 20110504794	As stated in said
Certificate of Adoption of Records Document Production and Copying Policy of Bay River Colony	Harris County Clerk's  File No. 20110504795	As stated in said
Bay River Colony Homeowners' Document Association, Inc. Collection/ Payment Plan Policy	Harris County Clerk's  File No. 20110504796	As stated in said
Certificate of Adoption of Document Shingle Criteria for	Harris County Clerk's  File No. 20110504797	As stated in said

Bay River Colony

Certificate of Adoption of Document Flag Display Guidelines for Bay River Colony Homeowners' Association, Inc.	Harris County Clerk's File No. 20110504798	As stated in said
Certificate of Adoption of Document Rainwater Harvesting System Guidelines for Bay River Colony	Harris County Clerk's File No. 20110504799	As stated in said
Certificate of Adoption of Solar Document Energy Devices Guidelines for Bay River Colony	Harris County Clerk's File No. 20110504800	As stated in said
Certificate of Adoption of Document Regulation of Display of Religious Items for Bay River Colony	Harris County Clerk's File No. 20110504801	As stated in said
Bay River Homeowners' Association Document Inc. Residential Improvement Guidelines for Homeowners	Harris County Clerk's File No. 20120016207	As stated in said
Supplemental Declaration of 20120388454, Covenants, Conditions and County, Texas; Restrictions for Annexation of Declaration Bay River Colony Section Five (5) And Annexation of Bay River Colony Green Space	Harris County Clerk's File No. 20120465635	File No. 20120388453 & Plat Map Records, Harris and as stated in said
Fourth Amendment to Declaration Amendment Of Covenants, Conditions and Restrictions for Bay River Colony	Harris County Clerk's File No. 20130011960	As stated in said
Supplemental Declaration of Plat Covenants, Conditions and County, Texas; Restrictions for Annexation of Declaration Bay River Colony Section Two (2)	Harris County Clerk's File No. 20130459797	File No. 20130377401, Map Records, Harris and as stated in said

Supplemental Declaration of Plat Covenants, Conditions and County, Texas; Restrictions for Annexation of Declaration Bay River Colony Section Seven (7)	Harris County Clerk's  File No. 20130482624	File No. 20130377400,  Map Records, Harris  and as stated in said
Supplemental Declaration of Plat Covenants, Conditions and County, Texas; Restrictions for Annexation of Declaration Bay River Colony Section Eight (8)	Harris County Clerk's  File No. 20140250205	File No. 20140121684,  Map Records, Harris  and as stated in said
Declaration of Covenants, Conditions Plat And Restrictions for Annexation County, Texas; Of Bay River Colony Section Four (4) Declaration	Harris County Clerk's  File No. 20150011510	File No. 20140490229,  Map Records, Harris  and as stated in said
Declaration of Covenants, Conditions Plat And Restrictions for Annexation County, Texas; Of Bay River Colony Section Nine (9) Declaration	Harris County Clerk's  File No. 20150075134	File No. 20140562616,  Map Records, Harris  and as stated in said
Declaration of Covenants, Conditions Plat And Restrictions for Annexation County, Texas; Of Bay River Colony Section Six (6) Declaration	Harris County Clerk's  File No. 20150119023	File No. 20150008097,  Map Records, Harris  and as stated in said
Amendment To By-Laws In Regard To Quorum Records, Harris County, Texas;	Harris County Clerk's File No. RP-2020-404563	Official Property

**Name and Mailing Address of the Association**

Bay River Colony Homeowner's Association, INC  
c/o Houston Community Management  
18333 Egret Bay Blvd  
Houston, Texas 77058

**Name, Mailing Address, Telephone Number, and Email Address of Person Managing the Association or its Designated Representative**

Houston Community Management  
18333 Egret Bay Blvd #305  
Houston, TX 77058  
832-864-1200  
customerservice@houcomm.com

**Website Address of the Association**

[www.townsq.io](http://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: \$75.00  
Resale Certificate: Starting \$520.00  
Resale Certificate Update: Starting \$72.00  
Legacy Account Closure Fee: \$220.00  
Refinance Statement of Account: Starting \$75.00  
Transfer Fee: None Noted  
Working Capitalization Fees: None Noted  
Expedite Fee for Resale Certificate prior to 10 business day deliver obligation: \$315.00 for 1 day and \$195.00 for 3 day.

Executed on this the 30 day of April 2025.

Bay River Colony Homeowner's  
Association, INC acting by and  
through its managing agent, Houston  
Community Management of Houston  
Texas

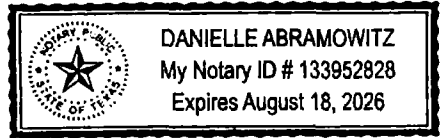
  
Rebecca Full, Branch President

STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 30 day of April, 2025 by Rebecca Full, Branch President with Houston Community Management, the managing agent for Bay River Colony Homeowner's Association, INC a Texas nonprofit corporation, on behalf of such corporation.

  
Notary Public, State of Texas

When recorded return to:  
Houston Community Management  
18333 Egret Bay Blvd #305  
Houston, TX 77058



RP-2025-225399

RP-2025-225399  
# Pages 7  
06/12/2025 10:20 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$45.00

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-2025-225399