

**Bay Colony West Homeowners Association, Inc. MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by **Bay Colony West 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:** Bay Colony West Homeowners Association, Inc.

**Name of the Association:** Bay Colony West Homeowners Association, Inc.

**Recording Data for Association:**

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

Section 1, Vol. 2004A, Page 114, Section 2, Vol. 2004A, Page 110, Section 2 Rev., Vol. 2004A, Page 116

**Recording Data for Restrictions:**

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

- (a) AMENDED ORDER FOR FILING INFORMATION NO 20-01, under Galveston County's Clerk's File No. 2020066634, along with any amendments or supplements thereto;
- (b) 1ST AMENDED & RESTATED RESIDENTIAL ETC, under Galveston County's Clerk's File No. 2018051897, along with any amendments or supplements thereto;
- (c) ENVIRONMENTAL NOTICE & RESTRICTIVE COVENANT under Galveston County's Clerk's File No. 2018046660 along with any amendments or supplements thereto;
- (d) RESOLUTION REGARDING SOCIAL MEDIA POLICY under Galveston County's Clerk's File No. 2018045893 along with any amendments or supplements thereto;
- (e) PROPERTY USE RESTRICTIONS - under Galveston County's Clerk's File No. 2018046659 along with any amendments or supplements thereto;
- (f) RESOLUTION RE STANDBY ELECTRIC GENERATORS- under Galveston County's Clerk's File No. 2017063865 along with any amendments or supplements thereto;
- (g) RESOLUTION POLICY RE ALTERNATIVE PYMT SCHEDULES (REVISED) under Galveston County's Clerk's File No. 2017048489 along with any amendments or supplements thereto;
- (h) RESOLUTION REGARDING COVENANTS COMPLIANCE INSPECTION, under Galveston County Clerk's File No. 2021054508, along with any amendments or supplements thereto;
- (i) DECLARATION OF ANNEXATION, under Galveston County Clerk's File No. 2021042603, along with any amendments or supplements thereto;
- (j) AGREED CONDITIONAL VARIANCE, under Galveston County Clerk's File No. M517471, along with any amendments or supplements thereto;
- (k) THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, under Galveston County Clerk's File No. 2004058774, along with any amendments or supplements thereto;
- (l) AMENDED ORDER FOR FILING INFORMATION NO 19-01, under Galveston County Clerk's File No. M517471, along with any amendments or supplements thereto;
- (m) SECOND AMENDMENT TO BY-LAWS, under Galveston County Clerk's File No. 2018045890, along with any amendments or supplements thereto;

- (n) AMENDMENT FOR FILING INFORMATION NO 17-01, under Galveston County Clerk's File No. 2017067813, along with any amendments or supplements thereto;
- (o) DECLARATION OF ANNEXATION, under Galveston County Clerk's File No. 2017038069, along with any amendments or supplements thereto;
- (p) AMENDED/RESTATED RESIDENTIAL IMPROVEMENT, under Galveston County Clerk's File No. 2017027484, along with any amendments or supplements thereto;
- (q) AMENDED ORDER FOR FILING INFORMATION NO 15-01, under Galveston County Clerk's File No. 2016064560, along with any amendments or supplements thereto;
- (r) FIRST AMENDMENT RES IMPROVEMENT GUIDELINES FOR HOMEOWNERS, under Galveston County Clerk's File No. 2016021186, along with any amendments or supplements thereto;
- (s) FIRST AMENDMENT TO BY-LAWS, under Galveston County Clerk's File No. 2015079206, along with any amendments or supplements thereto;
- (t) ADDITIONAL DEDICATORY INSTRUMENTS INCLUDING RESOLUTION ADOPTING GUIDELINES REGARDING OUTDOOR GRILLS, under Galveston County Clerk's File No. 2014023980, along with any amendments or supplements thereto;
- (u) MANAGEMENT CERTIFICATE, under Galveston County Clerk's File No. 2013073590, along with any amendments or supplements thereto;
- (v) AMENDED ORDER FOR FILING INFORMATION, under Galveston County Clerk's File No. 2013060266, along with any amendments or supplements thereto;
- (w) AMENDED ORDER FOR FILING INFORMATION, under Galveston County Clerk's File No. 2012059798, along with any amendments or supplements thereto;
- (x) SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, under Galveston County Clerk's File No. 2012040302, along with any amendments or supplements thereto;
- (y) SECOND SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS INCLUDING POOL RULES, under Galveston County Clerk's File No. 2012015355, along with any amendments or supplements thereto;
- (z) BUILDER GUIDELINES FOR NEW RESIDENTIAL CONSTRUCTION, under Galveston County Clerk's File No. 2011060250, along with any amendments or supplements thereto;
- (aa) CERTIFICATE OF ADOPTION OF REGULATION OF DISPLAY OF RELIGIOUS ITEMS, under Galveston County Clerk's File No. 2011060249, along with any amendments or supplements thereto;
- (bb) CERTIFICATE OF ADOPTION OF SOLAR ENERGY DEVICES GUIDELINES, under Galveston County Clerk's File No. 2011060248, along with any amendments or supplements thereto;
- (cc) CERTIFICATE OF ADOPTION OF RAINWATER HARVESTING SYSTEM GUIDELINES, under Galveston County Clerk's File No. 2011060247, along with any amendments or supplements thereto;
- (dd) CERTIFICATE OF ADOPTION OF FLAG DISPLAY GUIDELINES, under Galveston County Clerk's File No. 2011060246, along with any amendments or supplements thereto;
- (ee) CERTIFICATE OF ADOPTION OF SHINGLE CRITERIA, under Galveston County Clerk's File No. 2011060245, along with any amendments or supplements thereto;
- (ff) CERTIFICATE OF ADOPTION OF DOCUMENT RETENTION POLICY, under Galveston County Clerk's File No. 2011060244, along with any amendments or supplements thereto;
- (gg) CERTIFICATE OF ADOPTION OF RECORDS PRODUCTION AND COPYING POLICY, under Galveston County Clerk's File No. 2011060243, along with any amendments or supplements thereto;

**Name and Mailing Address of the Association**

Bay Colony West 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](mailto: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: \$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

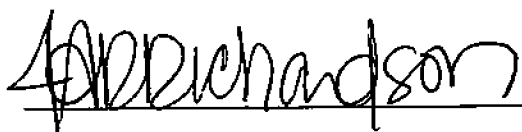
Bay Colony West Homeowners Association, Inc.,  
acting by and through its managing agent, Houston  
Community Management

*Tracy Downs*

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Tracy Downs, President of Operations

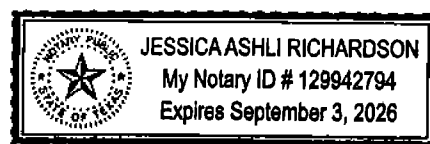
STATE OF TEXAS     §  
*Harris*  
COUNTY OF GALVESTON §

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 Bay Colony West Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.



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: 2022076245

Recording Fee: 38.00

Number Of Pages: 5

Filing and Recording Date: 12/22/2022 8:57AM

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 the first and last names being more prominent.

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.*