



ADDENDUM FOR PROPERTY SUBJECT TO MANDATORY MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION (NOT FOR USE WITH CONDOMINIUMS) ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT



3012 Meadow Bay Dr

Dickinson

TX 77539-6229

(Street Address and City)

Bay Colony Improvement Association, Crest Management

281-579-0761

(Name of Property Owners Association, (Association) and Phone Number)

A. SUBDIVISION INFORMATION: "Subdivision Information" means: (i) a current copy of the restrictions applying to the subdivision and bylaws and rules of the Association, and (ii) a resale certificate, all of which are described by Section 207.003 of the Texas Property Code.

(Check only one box):

- 1. Within ___ days after the effective date of the contract, Seller shall obtain, pay for, and deliver the Subdivision Information to the Buyer. If Seller delivers the Subdivision Information, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer does not receive the Subdivision Information, Buyer, as Buyer's sole remedy, may terminate the contract at any time prior to closing and the earnest money will be refunded to Buyer.
2. Within ___ days after the effective date of the contract, Buyer shall obtain, pay for, and deliver a copy of the Subdivision Information to the Seller. If Buyer obtains the Subdivision Information within the time required, Buyer may terminate the contract within 3 days after Buyer receives the Subdivision Information or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer. If Buyer, due to factors beyond Buyer's control, is not able to obtain the Subdivision Information within the time required, Buyer may, as Buyer's sole remedy, terminate the contract within 3 days after the time required or prior to closing, whichever occurs first, and the earnest money will be refunded to Buyer.
3. Buyer has received and approved the Subdivision Information before signing the contract. Buyer ___ does ___ does not require an updated resale certificate. If Buyer requires an updated resale certificate, Seller, at Buyer's expense, shall deliver it to Buyer within 10 days after receiving payment for the updated resale certificate from Buyer. Buyer may terminate this contract and the earnest money will be refunded to Buyer if Seller fails to deliver the updated resale certificate within the time required.
4. Buyer does not require delivery of the Subdivision Information.

The title company or its agent is authorized to act on behalf of the parties to obtain the Subdivision Information ONLY upon receipt of the required fee for the Subdivision Information from the party obligated to pay.

B. MATERIAL CHANGES. If Seller becomes aware of any material changes in the Subdivision Information, Seller shall promptly give notice to Buyer. Buyer may terminate the contract prior to closing by giving written notice to Seller if: (i) any of the Subdivision Information provided was not true; or (ii) any material adverse change in the Subdivision Information occurs prior to closing, and the earnest money will be refunded to Buyer.

C. FEES AND DEPOSITS FOR RESERVES: Buyer shall pay any and all Association fees, deposits, reserves, and other charges associated with the transfer of the Property not to exceed \$_____ and Seller shall pay any excess. This paragraph does not apply to: (i) regular periodic maintenance fees, assessments, or dues (including prepaid items) that are prorated by Paragraph 13, and (ii) costs and fees provided by Paragraphs A and D.

D. AUTHORIZATION: Seller authorizes the Association to release and provide the Subdivision Information and any updated resale certificate if requested by the Buyer, the Title Company, or any broker to this sale. If Buyer does not require the Subdivision Information or an updated resale certificate, and the Title Company requires information from the Association (such as the status of dues, special assessments, violations of covenants and restrictions, and a waiver of any right of first refusal), ___ Buyer ___ Seller shall pay the Title Company the cost of obtaining the information prior to the Title Company ordering the information.

NOTICE TO BUYER REGARDING REPAIRS BY THE ASSOCIATION: The Association may have the sole responsibility to make certain repairs to the Property. If you are concerned about the condition of any part of the Property which the Association is required to repair, you should not sign the contract unless you are satisfied that the Association will make the desired repairs.

Buyer

Seller Orson Wells

Buyer

Seller Angela Wells



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (www.trec.texas.gov) TREC No. 36-10. This form replaces TREC No. 36-9.

MANAGEMENT CERTIFICATE FOR
BAY COLONY COMMUNITY IMPROVEMENT ASSOCIATION, INC.

THE STATE OF TEXAS §
COUNTY OF GALVESTON §

The undersigned, being the Managing Agent of **Bay Colony Community Improvement Association, Inc.** (hereinafter the "Association"), a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any prior Management Certificate filed by the Association.

1. **Name and Recording Data for Subdivision(s) (in Galveston County Real Property Records):**

Bay Colony Pointe, Section 1: Plat Record 18, Map No. 1019 and 1020
Bay Colony Pointe, Section 2: Plat Record 18, Map No. 867 and 868
Bay Colony Pointe, Section 3: Plat Record 18, Map No. 828 and 829
Bay Colony Parkside, Section 1: Plat Record 18, Map No. 1164
Bay Colony Northpointe, Section 1: Plat Record 2004A, Map No. 175 and 176
Enclave at Bay Colony West, Section 1, Phase 1: Plat Record 2010A, Map No. 66 and 67
Enclave at Bay Colony West, Section 1, Phase 2: Plat Record 2012A, Map No. 113 and 114
Enclave at Bay Colony West, Section 1, Phase 3: Plat Record 2013A, Map No. 78 and 79
Lakes in Bay Colony, Section 1: Plat Record 18, Map No. 818 and 819
Lakes in Bay Colony, Section 3: Plat Record 18, Map No. 1148 and 1149
Lakes in Bay Colony, Section 4: Plat Record 2004A, Map No. 73 and 74
Lakes in Bay Colony, Section 5: Plat Record 2004A, Map No. 96 and 97
Lakes in Bay Colony, Section 6: Plat Record 2007A, Map No. 2 and 3
Lakes in Bay Colony, Section 7: Galveston County Clerk's File No. 2017-025677
Lakes in Bay Colony, Section 8: Galveston County Clerk's File No. 2018-044330
Meadows in Bay Colony, Section 1: Plat Record 18, Map No. 1070 and 1071
Meadows in Bay Colony, Section 2: Plat Record 18, Map No. 1271 and 1272
Meadows in Bay Colony, Section 3: Plat Record 18, Map No. 1273 and 1274
Centerfield in Bay Colony, Section 1: Plat Record 18, Map No. 131 and 132
Centerfield in Bay Colony, Section 2: Plat Record 18, Map No. 138 and 139
Centerfield Lakes, Section 1: Plat Record 18, Map No. 726, 727 and 728
Centerfield Lakes, Section 2: Plat Record 18, Map no. 865 and 866

2. **Name of Association:**

The name of the Association is **Bay Colony Community Improvement Association, Inc.**

3. **Recording Data for the Declaration(s):**

The recording data for the declarations is as follows:

The Bay Colony Declaration of Covenants, Conditions and Restrictions is recorded under Galveston County Clerk's File No. 8548877.

4. **Association Information:**

The contact information and website for the association is as follows:

Bay Colony Community Improvement Association, Inc.
c/o Crest Management Company
17171 Park Row, Suite 310
Houston, Texas 77084
713-579-0761 - Office
Website: <https://www.crest-management.com/Communities/Bay-Colony-Community-Improvement-Association>

5. **Designated Representative Information:**

The contact information for the person or entity managing the association is as follows:

Bay Colony Community Improvement Association, Inc.
Carolyn Bonds, PCAM, Managing Agent
17171 Park Row, Suite 310
Houston, Texas 77084
713-579-0761 - Office
Email: info@crest-management.com

6. **Fees Related to Property Transfer::**

Resale Certificates: \$375.00 (valid for 30 days from issuance)
Updated Resale Certificate: (no charge for 30 days); \$75.00 for 180 days
Certified Statement of Account (Transfer Fee): \$295.00
Refinance Statement of Account: \$75.00
Rush Fee (Less than 3 business days): \$100.00

7. **Optional Information:**

None


Executed this the 31 day of January, 2023

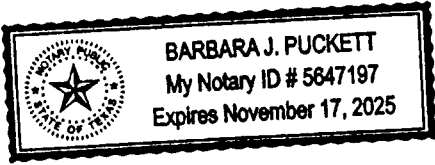
**Bay Colony Community
Improvement Association, Inc.**

By Carolyn Bonds
Carolyn Bonds, PCAM
Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was **acknowledged** before me on this the 21st day of January, 2013 by **Carolyn Bonds**, PCAM, Managing Agent for **Bay Colony Community Improvement Association, Inc.**, a Texas property owners association, on behalf of said association.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004, and may not contain all of the recorded dedicatory instruments for the Association.

FILED AND RECORDED

Instrument Number: *2023004932*

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 02/02/2023 8:14AM

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.



Dwight D. Sullivan

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.*



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3012 Meadow Bay Dr

Dickinson

TX 77539-6229

(Street Address and City)

The Meadows in Bay Colony, Houston Community Management

832-864-1200

(Name of Property Owners Association, (Association) and Phone Number)

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Buyer

Seller Orson Wells

Buyer

Seller Angela Wells



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The Meadows in Bay Colony Homeowners Association MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **The Meadows in Bay Colony Homeowners Association** (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 Meadows in Bay Colony Homeowners Association**

Name of the Association: **The Meadows in Bay Colony Homeowners Association**

Recording Data for Association:

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

Section 1, Vol. 18, Page 1070, File No. 2000043047,
Section 2, Vol 18, Page 1271, File No. 2002005802,
Section 3, Vol. 18, Page 1273, File No. 2002005803

Recording Data for Restrictions:

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

- (a) By-Laws, under Galveston County Clerk's File No. 2018002980, along with any amendments or supplements thereto;
- (b) Property Owners' Association Management Certificate, under Galveston County Clerk's File No. 2013077029, along with any amendments or supplements thereto;
- (c) Policy Regarding Alternative Payment Schedules, Policy Regarding Records Retention, Inspection, And Production, under Galveston County Clerk's File No. 2012008622, along with any amendments or supplements thereto;
- (d) Property Owners' Association Management Certificate, under Galveston County Clerk's File No. 2009067250, along with any amendments or supplements thereto;
- (e) Joint Use And Easement Agreement, under Galveston County Clerk's File No. 2005049109, along with any amendments or supplements thereto;
- (f) Supplemental Declaration Of Covenants, Conditions, And Restrictions For Section Two And Section Three, under Galveston County Clerk's File No. 2018002980, along with any amendments or supplements thereto;
- (g) Management Certificate, under Galveston County Clerk's File No. 2002014909, along with any amendments or supplements thereto;
- (h) First Amendment To The Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2001025118, along with any amendments or supplements thereto;
- (i) Declaration Of Covenants, Conditions, And Restrictions, under Galveston County Clerk's File No. 2000053539, along with any amendments or supplements thereto;
- (j) Addendum to Joint Use and Easement Agreement, under Galveston County Clerk's File No. 2017067570, along with any amendments or supplements thereto;

Name and Mailing Address of the Association

The Meadows in Bay Colony Homeowners Association
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 18 day of October 2022

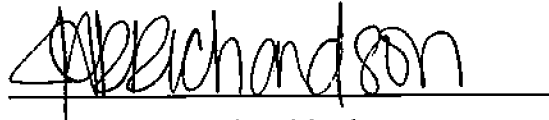
The Meadows in Bay Colony Homeowners
Association, acting by and through its managing
agent, Houston Community Management



Tracy Downs, President of Operations

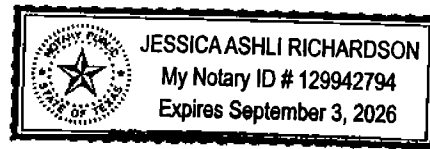
STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 18 day of October 2022 by Tracy Downs, President of Operations with Houston Community Management, the managing agent for The Meadows in Bay Colony Homeowners Association, 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: 2022065856

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 10/20/2022 8:21AM

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 that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

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.*