

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
VILLAGE OF BISCAIYNE BAY HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

The undersigned, being the Manager of Village of Biscayne Bay Homeowners Association, Inc., 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 Village of Biscayne Bay Homeowners Association, Inc.:

1. Name of Subdivision: Village of Biscayne Bay.
2. Name of Association: Village of Biscayne Bay Homeowners Association, Inc.
3. Recording Data for the Subdivision:

Village of Biscayne Bay, of Shadow Creek Ranch, 528,469 acres located in the S.G. Haynie Survey, A-212, the H.T. & B.R.R. Co. Survey, Section 83, Abstract 305, and the H.T. & B.R.R. Co. Survey, Section 82, Abstract 565 Brazoria County, Texas, as referenced in the recorded Declaration.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Village of Biscayne Bay, recorded under County Clerk's File No. 2004034202 in the Official Public Records of Brazoria County, Texas.

Supplement Declaration / Designation of Village (Biscayne Bay) recorded under County Clerk's File No. 2004068450 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Biscayne Bay, recorded under County Clerk's File No. 2006070798 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Biscayne Bay, recorded under County Clerk's File No. 2008058686 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Biscayne Bay, recorded under County Clerk's File No. 2009056173 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Biscayne Bay, recorded under County Clerk's File No. 2012007700 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Biscayne Bay, recorded under County Clerk's File No. 2013005579 in the Official Public Records of Brazoria County, Texas.

Supplemental Declaration of Covenants, Conditions and Restrictions for Village of Biscayne Bay, recorded under County Clerk's File No. 2014041548 in the Official Public Records of Brazoria County, Texas.

Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Village of Biscayne Bay, recorded under County Clerk's File No. 2014032104 in the Official Public Records of Brazoria County, Texas.

5. Name and Mailing Address of the Association is: Village of Biscayne Bay Homeowners Association, Inc., c/o FirstService Residential, 12234 Shadow Creek Pkwy., Bldg. 3, Ste 112, Pearland, TX 77584.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Village of Biscayne Bay Homeowners Association, Inc., c/o FirstService Residential, 12234 Shadow Creek Pkwy., Bldg. 3, Ste 112, Pearland, TX 77584.
7. Telephone Number to Contact the Association is: Village of Biscayne Bay Homeowners Association, Inc. c/o FirstService Residential (713) 436-4563.
8. Email Address to Contact the Association: help@shadowcreekcranchhoa.com
9. The Association's website may be found at: <https://shadowcreekcranchhoa.com/>
10. Fees charged by the Association upon the sale or transfer of Property:
 - a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
 - b. Updated Certificate: after 30 days of issuance of the original \$75.00.
 - c. Transfer Fee: \$340.00.
 - d. Cap Fee: \$100.00.
 - e. Conveyance Fee: \$50.00 (ends June 10, 2024).
 - f. Builder Assessment: \$462.50 (levied *only* when a Builder owns the Property which is being sold.
 - g. Refinance Fee: \$100.00.
 - h. Welcome Disclosure Fee: \$26.50.

Executed on this the 1 day of December 2023.

VILLAGE OF BISCAYNE BAY HOMEOWNERS ASSOCIATION, INC.

By: Courney Aguilera
Courney Aguilera, Manager and Agent

THE STATE OF TEXAS §
 § ACKNOWLEDGMENT
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this the 1st day of December 2023 personally appeared Courney Aguilera, Manager and Agent of Village of Biscayne Bay Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

RECORDED BY:

ISB SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

FILED and RECORDED

Instrument Number: 2023054329

Filing and Recording Date: 12/07/2023 04:16:24 PM Pages: 4 Recording Fee: \$34.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-regina