2025015638
ELECTRONICALLY RECORDED
Official Public Records
2/20/2025 12:53 PM

Laura Richard, County Clerk
Fort Bend County Texas
Pages: 2 Fee: $ 19.00

MANAGEMENT CERTIFICATE

This Management Certificate is executed and recorded pursuant to 209.004 of the Texas Property Code

1. The name of the Subdivision is: Baybridge at Sugar Lakes

2. The name of the Association is BAYBRIDGE HOMEOWNERS ASSOCIATION a Texas Non-Profit Corporation.

3. The recording information for the Subdivision is:

   County Clerk's Film Code 9455077, Slide No 1336-B of the Plat Records
   of Fort Bend County, Texas and all amendments thereto

4. The recording information for the Declaration and any amendments to the Declaration is:

   Declaration
   County Clerk's File No 9482024 of the Official Property Records
   of Fort Bend County, Texas

   First Amendment to Declaration
   County Clerk's File No 9530145 of the Official Property Records
   of Fort Bend County, Texas

   Second Amendment to Declaration
   County Clerk's File No 9549618 of the Official Property Records
   of Fort Bend County, Texas

5. The mailing address of the Association is:

   BAYBRIDGE HOMEOWNERS ASSOCIATION
   c/o Creative Management Company
   8323 Southwest Freeway #330
   Houston, TX 77074

6. The information for the person managing the Association or the Association's designated representative are:

   Creative Management Company
   8323 Southwest Freeway #330
   Houston, TX 77074

   Phone Number: 713-772-4420
   Facsimile Number: 713-772-8655
   Email Address: general@cmctx.com
   Web Page: www.cmctx.com

7. The website address of the Association on which the Association's dedicatory instruments are available is:

   - www.cmctx.com
   - An email address must be on file with the association for the homeowner to establish a log-in on the portal

8. Cost due for the transfer of ownership:

$375.00	Resale Certificate – can be ordered and paid for online
$ 75.00	Resale Certificate Update within 90 days of Original Certificate
$225.00	Transfer Fee when Resale Certificate is purchased
$600.00	Transfer Fee when no Resale Certificate is purchased
$200.00	Refinance Fee
$300.00	Mortgage Form or Questionnaire – can be ordered and paid for online
$100.00	Per Pay-Off Statement in excess of 1 per closing

Dated this 27th day of January, 2025

BAYBRIDGE HOMEOWNERS ASSOCIATION
a Texas Non-Profit Corporation

By: _____
Jamie Taylor, Manager for Creative Management Company
as Managing Agent for BAYBRIDGE HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 27th day of January, 2025 by Jamie Taylor, Manager for Creative Management Company, managing agent of BAYBRIDGE HOMEOWNERS ASSOCIATION, a Texas Non-Profit Corporation, of behalf of such corporation.

NOTARY PUBLIC STATE OF TEXAS
Monique Garza
My Commission Expires
8/17/2026
Notary ID133914745

_____
Notary Public in and for State of Texas

After recording return to:

Creative Management Company
8323 Southwest Freeway, Suite 330
Houston, TX 77074