

PROPERTY OWNERS ASSOCIATION 3rd AMENDED MANAGEMENT CERTIFICATE FOR
THE LAKEWOOD CROSSING, SECTION ONE HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Lakewood Crossing, Section One
2. Subdivision Location: Harris County
3. Name of Homeowners Association: The Lakewood Crossing, Section One Homeowners Association, Inc.
4. Recording Data for Association: Lakewood Crossing, Section One (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 511-82-3768, of the Map Records of Harris County, Texas.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Lakewood Crossing, Section One, recorded under Film Code No. 513-36-1919, et seq. of the Real Property Records of Harris County, Texas.

First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewood Crossing, Section One, recorded under Film Code No. 514-75-2338, et seq. of the Real Property Records of Harris County, Texas.

Second Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewood Crossing, Section One, recorded under Film Code No. 516-10-2573, et seq. of the Real Property Records of Harris County, Texas.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Payment Plan Policy Resolution, recorded under County Clerk's Film Code No. 080-42-1894, et seq. of the Real Property Records of Harris County.

The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Record Retention Policy Resolution, recorded under County Clerk's Film Code No. 080-42-1901, et seq. of the Real Property Records of Harris County, Texas.

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The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Open Records Policy Resolution, recorded under County Clerk's Film Code No. 080-42-1904, et seq. of the Real Property Records of Harris County, Texas

The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Guidelines for Color Selection for Paint/Siding/Garage Door/Exterior Doors/Any Improvement on the Lot, recorded under County Clerk's Film Code No. 080-42-1898, et seq. of the Real Property Records of Harris County, Texas

The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Guidelines for Display of Flags, recorded under County Clerk's Film Code No. 080-42-1909, et seq. of the Real Property Records of Harris County, Texas

The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Guidelines for Solar Energy Devices, recorded under County Clerk's Film Code No. 080-42-1913, et seq. of the Real Property Records of Harris County, Texas

The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Guidelines for Display of Certain Religious Items, recorded under County Clerk's Film Code No. 080-42-1916, et seq. of the Real Property Records of Harris County, Texas

The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Guidelines for Rainwater Recovery Systems, recorded under County Clerk's Film Code No. 080-42-1919, et seq. of the Real Property Records of Harris County, Texas

The Lakewood Crossing, Sec 1, Homeowners Association, Inc. Guidelines for Roofing Materials, recorded under County Clerk's Film Code No. 080-42-1923, et seq. of the Real Property Records of Harris County, Texas

Articles of Incorporation and Bylaws for The Lakewood Crossing Section One Homeowners Association, Inc. are filed under Document No. RP-2017-171752.

The Lakewood Crossing, Section One Homeowners Association, Inc. Resolution Regarding Assessment of Fines for Violations of Restrictive Covenants and/or Rules and Regulations is filed under Document No. RP-2020-548824

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush

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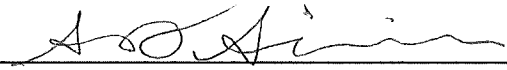
- Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

The Lakewood Crossing, Section One Homeowners Association, Inc.

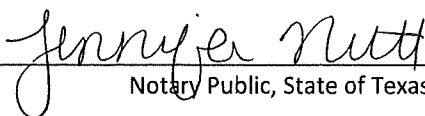
By: 
 Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

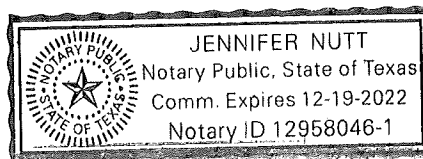
County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of The Lakewood Crossing, Section One Homeowners Association, Inc., on behalf of said association.


 Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



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Pages 4
10/29/2021 08:46 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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

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