

**LAKEWOOD HOA, INC.**  
**MANAGEMENT CERTIFICATE - COLLIN COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **LAKEWOOD HOA, INC.**, certifies as to the following:

1. The name of the subdivision is:

**LAKEWOOD**

2. The name of the association is:

**LAKEWOOD HOA, INC.**

3. The recording data for the subdivision (plat) is:

**Master Covenant**

**Doc. 20170720000952640**

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

**Notice of Applicability of Master Covenants Phase 1      Doc. 20170720000953110**

**Notice of Applicability of Master Covenants Phase 1A      Doc. 20200303000300270**

**Notice of Applicability of Master Covenants Phase 2      Doc. 20181101001357760**

**Lakewood Development Area Declaration of Covenants,  
Conditions and Restrictions (Phase 1)      Doc. 20170720000954400**

**Affidavit of Dedicatory Instruments      Doc. 20170727000989810**

• **Certificate of Formation**

• **Amended and Restated Bylaws**

**Lakewood Development Area declaration of Covenants,  
Conditions and Restrictions (Phase 2)      Doc. 20181101001359200**

**Notice of Adoption of Working Capital Assessment      Doc. 20191031001379410**

**Assignment and Assumption of Declarant Rights      Doc. 20200928001656560**

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

**First Amendment to Lakewood Development Area  
Declaration of Covenants, Conditions and Restrictions      Doc. 20180511000578150**

**First Amendment to Lakewood Master Covenants      Doc. 20200928001656570**

6. The mailing address for the association is as follows:

**LAKEWOOD HOA, INC.**

c/o Vision Communities Management Incorporated  
5757 Alpha Road, Ste. 680

Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Vision Communities Management Incorporated**  
**5757 Alpha Road, Ste. 680**  
**Dallas, Texas 75240**  
**Phone: (972) 612-2302**  
**Email: info@vcmtexas.com**

8. The website address on which the association's dedicatory instruments are available:

<https://lakewood.nabrnetwork.com>

9. The following fees are charged by the association relating to a transfer of property within the association:

\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$250.00	Transfer Fee to management company
\$400.00	Working Capital Assessment



EXECUTED as of 1/13, 2023.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature):

S. Baldwin

Name (printed):

SHANNON BALDWIN

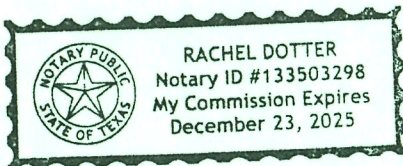
Title:

COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 13th day of January, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Rachel Dotter

Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management Incorporated**  
**5757 Alpha Road, Suite 680**  
**Dallas, TX 75240**