

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LAKE SHORE COVE HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Lake Shore Cove Homeowners Association, Inc., a non-profit corporation ("**Association**") 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 of Subdivision: The name of the subdivision is Lake Shore Cove.
2. Name of Association: The name of the Association is Lake Shore Cove Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Lake Shore Cove, Section One (1), a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2020003743 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions, & Restrictions for Lake Shore Cove Homeowners Association, Inc.
 - b. Recording Information:
 - (1) Montgomery County Clerk's File No. 2020024172.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lake Shore Cove Homeowners Association, Inc. c/o TXMGMT, LLC, P.O. Box 9184, The Woodlands, Texas 77387.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Juan Galvan, CEO,

TXMGMT, LLC. Address: P.O. Box 9184, The Woodlands, Texas 77387. Phone No.: 832.910.7525. Email Address: service@txmgmt.com.

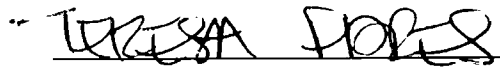
7. The Association's Dedicatory Instruments are Available to Members Online at:
<https://txmgmt.cincwebaxis.com>.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

| Description | Fee |
|---|-----------|
| Resale Certificate Fee | \$ 375.00 |
| Resale Certificate Update Fee | \$ 25.00 |
| Certified Statement of Account (Transfer Fee) | \$ 300.00 |
| Refinance Statement of Account Fee | \$ 200.00 |
| Homeowners Statement Fee | \$ 200.00 |
| Expedited Fee for Document Request | \$ 100.00 |

Executed on this 12th day of January, 2023.

**LAKE SHORE COVE HOMEOWNERS
ASSOCIATION, INC.**

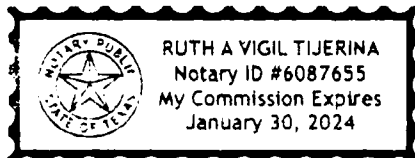
By: TXMGMT, LLC, Managing Agent


Teresa Flores, Community Manager

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 12th day of Jan., 2023 personally appeared Teresa Flores, Community Manager for TXMGMT, LLC, Managing Agent for Lake Shore Cove Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Ruth A Vigil Tijerina
Notary Public in and for the State of Texas

E-FILED FOR RECORD

01/18/2023 01:53PM



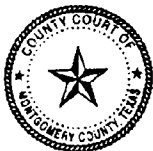
L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

01/18/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas