

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
LAKES OF SAVANNAH NORTH COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

LAKES OF SAVANNAH NORTH COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is **Lakes of Savannah North**.
- (2) The name of the association is **Lakes of Savannah North Community Association, Inc.**
- (3) The subdivision is recorded in the Map Records of Brazoria County, Texas, as follows:
 - a. **Lakes of Savannah North, Section 1, under Clerk's File No. 2014020056;**
 - b. **Lakes of Savannah North, Section 2, under Clerk's File No. 2014020060;**
 - c. **Lakes of Savannah North, Section 3, under Clerk's File No. 2014020051;**
 - d. **Lakes of Savannah North, Section 4, under Clerk's File No. 2015012512;**
 - e. **Lakes of Savannah North, Section 5, under Clerk's File No. 2015012525.**
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
 - a. **Declaration of Covenants, Conditions and Restrictions for Lakes of Savannah North, in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2014034554;**
 - b. **Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section Four, in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2016008127;**
 - c. **Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section Two, in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2014035501;**
 - d. **Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section One, in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2014035500;**

- e. Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section Three, in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2014035502;
- f. Supplementary Declaration of Covenants, Conditions and Restrictions, Fence Locations Laurel Heights at Savannah Section Five, in the Real Property Records of Brazoria County, Texas, under Clerk's File No. 2016008128.

(5) The name and mailing address of the Association is:

Lakes of Savannah North Community Association, Inc.,
c/o FirstService Residential Houston
1330 Enclave Parkway, Suite 425
Houston, Texas 77077

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. FirstService Residential Houston;
- b. 1330 Enclave Parkway, Suite 425, Houston, Texas 77077;
- c. 1-877-253-9689;
- d. Houston@fsresidential.com.

(7) The Association's website address is: <https://lakesofsavannahnorth.connectresident.com/>

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Transfer Fee: \$340.00;
- b. Resale Certificate Fee: \$375.00;
- c. Resale Certificate Update: \$75.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50;
- f. Capitalization Fee: \$475.00.

- (9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 13 DAY OF December, 2023.

By: C. Aguila, Managing Agent for Lakes of Savannah North Community Association, Inc., on behalf of FirstService Residential Houston.

Courtney aguila
Print Name

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

BEFORE ME, the undersigned authority, on this day personally appeared Courtney Aguila, of FirstService Residential Houston, Managing Agent for Lakes of Savannah North Community Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 13 day of December, 2023.

[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

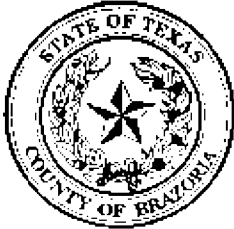


FILED and RECORDED

Instrument Number: 2023055337

Filing and Recording Date: 12/14/2023 12:39:03 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.

ccclerk-kara