

LAKEWOOD OAKS ESTATES HOMEOWNERS ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by **Lakewood Oaks Estates Homeowners Association, Inc.** (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

Name of the Subdivision: Lakewood Oaks Estates, Section One (1);
Lakewood Oaks Estates, Section Two (2);
Lakewood Oaks Estates, Section Three (3);
Lakewood Oaks Estates, Section Four (4).

Name of the Association: Lakewood Oaks Estates Homeowners Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows;

- (a) Lakewood Oaks Estates, Section One (1), recorded under Film Code No. 351076, and Amended Replat, recorded under Film Code No. 354065, along with any supplements or replats thereof;
- (b) Lakewood Oaks Estates, Section Two (2), recorded under Film Code No. 352014, along with any supplements or replats thereof;
- (c) Lakewood Oaks Estates, Section Three (3), recorded under Film Code No. 376023, along with any supplements or replats thereof;
- (d) Lakewood Oaks Estates, Section Four (4), recorded under Film Code No. 393047, along with any supplements or replats thereof.

Recording Data for Restrictions:

The Declarations for the Association are recorded in the Real Property Records of Harris County, Texas, as follows:

- (a) Declaration of Covenants, Conditions and Restrictions for Lakewood Oaks Estates, Section One (1) and Two (2), under Harris County Clerk's File No. N722295, along with any amendments or supplements thereto;
- (b) Declaration of Covenants, Conditions and Restrictions for Lakewood Oaks Estates, Section Three (3), under Harris County Clerk's File No. R917333, along with any amendments or supplements thereto;
- (c) Declaration of Covenants, Conditions and Restrictions for Lakewood Oaks Estates, Section Four (4), under Harris County Clerk's File No. S691628, along with any amendments or supplements thereto;
- (d) Articles of Incorporation for Lakewood Oaks Estates Homeowners Association, Inc., recorded under Clerk's File No. U149854;
- (e) ByLaws for Lakewood Oaks Estates Homeowners Association, Inc., recorded under Clerk's File No. U149854;
- (f) Lakewood Oaks Estates Homeowners Association, Inc. Swimming Pool Rules, under Clerk's File No. U149854;
- (g) Architectural Guidelines for Lakewood Oaks Estates Homeowners Association, Inc., recorded under Clerk's File No. U149854;
- (h) Architectural Review Guidelines for Lakewood Oaks Estates, Sections One, Two, Three and Four, under Clerk's File No. U386706;
- (i) Amended Notice of Dedicatory Instruments for Lakewood Oaks Estates Homeowners Association, Inc. Sections One, Two, Three and Four, under Clerk's File No. V639662;
- (j) Architectural Review Guidelines – Amendment 1 for Lakewood Oaks Estates Homeowners Association, Inc. Sections One, Two, Three and Four, under Clerk's File No. X817539;
- (k) Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm Energy Efficient Shingles, Flags, and Religious Items for Lakewood Oaks Estates Homeowners Association, under Clerk's File No. 20120338590;

- RP-2022-43170
- (l) Payment Plan Policy for Lakewood Oaks Estates Homeowners Association, Inc., under Clerk's File No. 20120338590;
 - (m) Records Retention Policy for Lakewood Oaks Estates Homeowners Association, Inc., under Clerk's File No. 20120338590;
 - (n) Open Records Policy for Lakewood Oaks Estates Homeowners Association, Inc., under Clerk's File No. 20120338590;
 - (o) Lakewood Oaks Estates Homeowners Association, Inc. Tennis Court Guidelines, under Clerk's File No. 20120338590;
 - (p) Lakewood Oaks Estates Homeowners Association, Inc. Tennis Court Use Agreement, under Clerk's File No. 20120338590;
 - (q) Lakewood Oaks Estates Homeowners Association, Inc. Closed Circuit Camera Policy, under Clerk's File No. RP-2017-107783;
 - (r) Lakewood Oaks Estates Homeowners Association, Inc. Amendment to the Architectural Review Guidelines, under Clerk's File No. RP-2018-282496;
 - (s) Lakewood Oaks Estates Homeowners Association, Inc. Delegation of Authority, under Clerk's File No. RP-2020-301736;
 - (t) Lakewood Oaks Estates Homeowners Association, Inc. Communication Policy, under Clerk's File No. RP-2020-301736;
 - (u) Lakewood Oaks Estates Homeowners Association, Inc. Adoption of a Health and Safety Policy Pursuant to Government Order, under Clerk's File No. RP-2020-301736;
 - (v) Lakewood Oaks Estates Homeowners Association, Inc. Collection Policy, under Clerk's File No. RP-2020-301736;
 - (w) Certificate of Amendment of Lakewood Oaks Estates Homeowners Association, Inc. Regarding Amendments to By-Laws of Lakewood Oaks Estates Homeowners Association, Inc., under Clerk's File No. RP-2020-519872;
 - (x) Amended and Restated By-Laws of Lakewood Oaks Estates Homeowners Association, Inc., under Clerk's File No. RP-2021-223444.

Name and Mailing Address for Association

Lakewood Oaks Estates Homeowners Association, Inc.
c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston
c/o PMG Conveyance Department
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041
713-329-7100
webmaster@pmghouston.com

Website Address of the Association

www.townsq.io

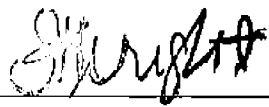
Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00
Resale Certificate: \$375

Resale Certificate Update: \$75
Legacy Account Closure Fee: \$220
Refinance Statement of Account: \$75
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite
\$125 for 3 day expedite

Executed on this the 7th day of January, 2022

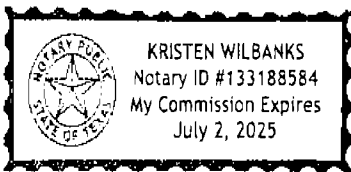
Lakewood Oaks Estates Homeowners Association, Inc., acting by
and through its managing agent, Principal Management Group of
Houston

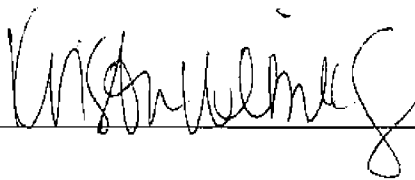


Surina Wright Vice President

STATE OF TEXAS §
 § COUNTY OF
HARRIS §

This instrument was acknowledged before me on the 7th day of January, 2022 by Surina Wright Vice President with Principal Management Group of Houston, the managing agent for Lakewood Oaks Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.





Notary Public, State of Texas

When recorded return to:
Principal Management Group of Houston
c/o Andrea Roberts
11000 Corporate Centre Drive, Suite 150
Houston, Texas 77041

RP-2022-43170

RP-2022-43170
Pages 4
01/25/2022 11:15 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

RP-2022-43170