



MANAGEMENT CERTIFICATE *(in compliance with Texas Property Code, Section 209.004)*

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

KNOW ALL PERSONS BY THESE PRESENTS:

I, Randall Q. Smith, am an employee of the property management company for the Association filing this Management Certificate (the "Association"), a duly organized and existing Texas non-profit corporation. In said capacity, I am aware of the Association's governing documents, and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of the Subdivision: Lake Shore Harbour

Legal name of the Association: Lake Shore Harbour Community Association, Inc.

Recording data for the subdivision, declaration, and any amendments to the declaration:

Document	Clerk File No.	Date of Filing
Plat (Venetian Village)	1176903	6/22/2000
Plat Map - Lake Shore Harbour (Venetian Village)	2000050957	6/22/2000
Plat - Lake Shore Harbour Section 1	20010158	10/12/2001
Plat Map - Lake Shore Harbour Section 1	2001096761	10/12/2001
Replat - Lake Shore Harbour Section 1	20010300	6/3/2002
Plat Map - Lake Shore Harbour Section 1 (replat)	2002057834	6/3/2002
Vacating Plat - Lake Shore Harbour Section 1	20010321	7/15/2002
Plat Map - Lake Shore Harbour Section 1 (vacating plat)	2002075028	7/15/2002
Plat - Lake Shore Harbour Section 2	20010449	2/17/2003
Plat Map - Lake Shore Harbour Section 2	2003021262	2/17/2003
Replat - Lake Shore Harbour Section 1	20010659	12/31/2003
Plat Attachment to Amending Plat Sec 1	2003179477	12/31/2003
Conditions, Covenants and Restrictions - Section 1	2004018461	2/17/2004
Amending Plat - Lake Shore Harbour Section 2	20050200	9/16/2005
Plat Map - Lake Shore Harbour Section 2 (replat)	2005113506	9/16/2005
Conditions, Covenants and Restrictions - Section 2	2005114816	9/20/2005
Plat - Section 3	20060040	3/1/2006
Plat Map - Lake Shore Harbour Section 3	2006023535	3/1/2006
Conditions, Covenants and Restrictions - Section 3	2006097437	8/9/2006

Document

Clerk File No.

Date

Declaration of Covenant (Section 2 replat)	2009087552	8/20/2009
Plat - Section 4	20100134	9/30/2010
Plat Map - Lake Shore Harbour Section 4	2010095681	9/30/2010
Conditions, Covenants and Restrictions - Section 4	2011013752	2/10/2011
Covenant Compliance Inspection Policy	2012003886	1/11/2012
Books and Records Production Policy	2012003922	1/11/2012
Solar Panels, Roof Shingles, Flags, Flagpoles, Religious Items (replaced later), Rain Barrels Policy	2012003924	1/11/2012
Records Retention Policy	2012003925	1/11/2012
Plat - Lake Shore Harbour Section 5	20130303	12/3/2013
Plat Map - Lake Shore Harbour Section 5	2013150293	12/3/2013
Conditions, Covenants and Restrictions - Section 5	2014007093	1/23/2014
Plat - Lake Shore Section 6	20150273	10/8/2015
Plat Recording Information Section 6	2015115168	10/8/2015
Annexation of Lake Shore Harbour - Section 6	2015112288	10/28/2015
Generator Policy	2016026291	3/16/2016
Pool Access Policy	2016027721	3/21/2016
Plat - Lake Shore Harbour Section 7	20170080	4/12/2017
Plat Recording Information - Section 7	2017038788	4/12/2017
Annexation of Lake Shore Harbour - Section 7	2017039227	4/13/2017
Assignment of ACC Authority	2017050534	5/20/2017
Watercraft Policy	2018086260	8/1/2018
Plat - Lake Shore Harbour Section 8	20180191	8/8/2018
Plat Recording Information - Section 8	2018089681	8/8/2018
Annexation of Lake Shore Harbour - Section 8	2018094858	8/21/2018
Plat - Enclave at Lake Shore Harbour	20180310	12/21/2018
Venetian Village Partial Replat No. 1	2018140478	12/21/2018
Conditions, Covenants and Restrictions - Enclave at Lakeshore Harbour	2019040164	4/22/2019
Leasing Policy	2022039233	3/21/2022
Policy Regarding Swimming Pool Enclosures	2022039242	3/21/2022
Policy Concerning Security Measures	2022039322	3/22/2022
Policy Concerning Religious Items	2022039321	3/22/2022
Anti-Nepotism Policy	2022039322	3/22/2022
Policy Concerning Bids and Proposals for Contracts	2022039323	3/22/2022
By-Laws, as Second Amended	2022129454	10/13/2022
Amended Payment Plan Policy	2022129455	10/13/2022

Document**Clerk File No.****Date**

Meeting Guidelines	2022129456	10/13/2022
Amended Policy on Trash Collection & Material Storage	2023004423	1/17/2023
2d Amended Policy to Enforce Dee Restrictions	2024050299	5/29/2024
2d Amended Fines Schedule	2024050300	5/29/2024
2d Amended Collections Policy	2024050301	5/29/2024

Name and mailing address of the Association:

Lake Shore Harbour Community Association, Inc.,
c/o Jane Godwin & Mayra Mora
Randall Management, Inc.
6200 Savoy, Suite 420
Houston, TX 77036

Name, mailing address, telephone number, and email address of the person managing the Association/its designated representative:

Jane Godwin & Mayra Mora
Randall Management, Inc.
6200 Savoy, Suite 420
Houston, TX 77036
713-728-1126
ls@randallmanagement.com

Website with the Association's dedicatory instruments: lakeshoreharbour.frontsteps.com

Amounts and description of fees charged by the Association relating to property transfer in the subdivision: The following fees may be charged relating to a property transfer. Optional fees are only required if a service or document is requested by the buyer, seller, or their agents, the lender, title company, or other person associated with the property transfer.

Transfer Fee - \$350.00 (Sale from Developer to 1st Owner; collected at closing, if the property transfers)
Transfer Fee - \$250.00 (Sale from Owner to Owner, collected at closing, if the property transfers)
Refinance Fee - \$100.00

Resale Certificate - \$250 (Optional: 7-10 business days; package complies with Property Code)
Resale Certificate Rush Fee - \$25.00 (5-6 business days)
Resale Certificate Rush Fee - \$50.00 (3-4 business days)
Resale Certificate Rush Fee - \$75.00 (1-2 business days)

*Rush Fees do not apply to resale updates, only for new resale certificates.

Resale Certificate Update Fee - \$75.00 (Optional: 3-5 business days and only applies when an existing resale certificate is requested within 90 days, unless 90-day period of resale changed)

Quote Fee - \$100.00 (7-10 business days; for verification of fees due to the Association)
Quote Rush Fee - \$25.00 (5-6 business days)
Quote Rush Fee - \$50.00 (3-4 business days)
Quote Rush Fee - \$75.00 (1-2 business days)

Quote Rush Fee - \$75.00 (1-2 business days)

*Rush Fees do not apply to Quote updates, only to new quotes.

Quote Update Fee - \$50.00 (Optional: applies when an updated quote is requested within same month)

Questionnaire Fees - \$250.00 (Optional: documents requested by some lenders)

Questionnaire Rush Fees - \$25.00 (5-6 business days)

Legal counsel for the Association: Law Office of David A. Kahne, 8158, 4110 Almeda, #8158, Houston, TX 77004; 713-252-7764; davidakahne@gmail.com; davidkahne@earthlink.net

Other information the Association considers appropriate: New owners are asked to provide cell phone numbers as well as e-mail addresses to the Association's property manager (named above) to facilitate the communication of information. The homeowner can update the information at any time.

Before purchase, prospective buyers are encouraged to examine all restrictive covenants (aka deed restrictions) and other governing documents, and to visit the property for sale and the Association's common areas. This management certificate does not identify every publicly recorded document that may affect the subdivision or its Association. Person with questions may contact the property manager, above.

EXECUTED on the 31st day of March 2025

For the Lake Shore Harbour Community Association, Inc.
By: Randall Management, Inc., as managing agent



Randall Q. Smith, Supervising Manager

STATE OF TEXAS §

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COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this 31 day of March 2025, personally appeared Randall Q. Smith, Supervising Manager of Randall Management, Inc., as Managing Agent for Lake Shore Harbour Community 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.



Notary Public, in and for the State of Texas

