

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
LAKEWAY ESTATES COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned, being the Manager of Lakeway Estates Community Association, Inc., a non-profit corporation 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 Lakeway Estates Community Association, Inc.:

1. Name of Subdivision: Lakeway Estates.
2. Name of Association: Lakeway Estates Community Association, Inc.
3. Recording Data for the Subdivision:
 - a) Lakeway Estates, a subdivision in the City of Waxahachie, Ellis County, Texas, according to the maps or plats thereof recorded under Film Code Nos. 2232146 and 2234102, map or plat records of Ellis County, Texas.
4. Recording Data for the Declaration:
 - a) Declaration of Covenants, Conditions and Restrictions for Lakeway Estates filed March 20, 2023, under County Clerk's File No. 2307325 in the Official Public Records of Ellis County, Texas.
 - b) Declaration of Annexation Agreement and Amendment to Covenants, Conditions and Restrictions for Lakeway Estates filed February 5, 2010, and recorded under County Clerk's File No. 20100047980 of the Official Public Records of Harris County, Texas.
5. Name and Mailing Address of the Association is: Lakeway Estates Community Association, Inc., c/o FirstService Residential, 14951 N. Dallas Pkwy., Suite 600, Dallas, TX 75254.
6. Name and Mailing Address of Person Managing the Association or Its Designated Representative is: Lakeway Estates Community Association, Inc., c/o FirstService Residential, 14951 N. Dallas Pkwy., Suite 600, Dallas, TX 75254.
7. Telephone Number to Contact the Association is: 1-214-871-9700.
8. Email Address to Contact the Association: Mgmt-CertificateTX@fsresidential.com
9. The Association's website may be found at: <https://LakewayEstates.connectresident.com>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$375.00 or more not to exceed the maximum allowable rate.
- b. Resale Certificate Rush Fee: \$75.00 (3-4 day rush) or \$125.00 (1-2 day rush).
- c. Resale Certificate Update Fee (within 60 days of original request): \$75.00.
- d. Refinance Certificate Fee: \$150.00.
- e. Refinance Certificate Rush Fee: \$75.00 (3-4 day rush) or \$125.00 (1-2 day rush).
- f. HOA Questionnaire (optional) – Single Family: \$250.00.
- g. Loan Estimate Questionnaire (optional) – Single Family: \$100.00
- h. Builder Capital Contribution Fee: Equal to 50% of the current annual assessment.
- i. Homeowner Capital Contribution Fee: Equal to current annual assessment.

Executed on this the 18 day of September 2024.

LAKEWAY ESTATES COMMUNITY
ASSOCIATION, INC.

By: Jennifer Huerta
Jennifer Huerta, Manager and Agent

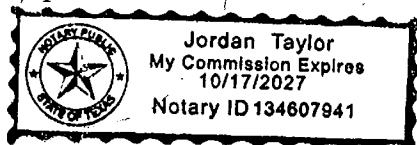
THE STATE OF TEXAS

COUNTY OF Ellis

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ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 18 day of September 2024 personally appeared Jennifer Huerta, Manager and Agent of Lakeway Estates Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.



Jordan Taylor
Notary Public in and for the State of Texas

RECORDED BY:

ISG SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

STATE OF TEXAS COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.
COUNTY CLERK, ELLIS COUNTY, TEXAS



Hugo Valdez