

**LAKEWOOD PINES HOMEOWNERS ASSOCIATION, INC.**  
**MANAGEMENT CERTIFICATE - HARRIS COUNTY**

In accordance with Texas Property Code Section 209.004, Texas Residential Property Owners Protection Act, **LAKEWOOD PINES HOMEOWNERS ASSOCIATION, INC.**, certifies as to the following:

1. The name of the subdivision is:

**LAKEWOOD PINES**

2. The name of the association is:

**LAKEWOOD PINES HOMEOWNERS ASSOCIATION, INC.**

3. The recording data for the subdivision (plat) is:

**Declaration of Covenants, Conditions, and Restrictions                      Doc. 20140468299**

4. The recording data for the declaration (including covenants, bylaws, and rules and regulations) is:

<b>Adoption of Working Capital Assessment – Gated Lots</b>	<b>Doc. 20140469562</b>
<b>Adoption of Working Capital Assessment – Non-Gated Lots</b>	<b>Doc. 20140469561</b>
<b>Community Manual</b>	<b>Doc. 20140469559</b>
<b>Notice of Designation of Special Common Area</b>	<b>Doc. 20140469563</b>
<b>Notice of Plat Recordation</b>	<b>Doc. 20140469560</b>
<b>COVID-19 Policies – Amenities</b>	<b>Doc. RP-2020-253226</b>

5. The recording data for each amendment to the declaration (including covenants, bylaws, and rules and regulations) is:

<b>Amended and Restated Adoption of Working Capital Assessment</b>	<b>Doc. RP-2019-522497</b>
<b>First Supplement to Community Manual</b>	<b>Doc. RP-2021-612041</b>
<b>Second Amendment to the Declaration of Covenants, Conditions, and Restrictions</b>	<b>Doc. RP-2022-570073</b>

6. The mailing address for the association is as follows:

**LAKEWOOD PINES HOMEOWNERS ASSOCIATION, INC.**  
c/o Vision Communities Management Incorporated  
5757 Alpha Road, Ste. 680  
Dallas, Texas 75240

7. The name, address, telephone number, and email address of the person managing the association or the association's designated representative are as follows:

**Vision Communities Management Incorporated**  
**5757 Alpha Road, Ste. 680**  
**Dallas, Texas 75240**  
**Phone: (972) 612-2302**  
**Email: info@vcmtexas.com**

8. The website address on which the association's dedicatory instruments are available:

<https://lakewoodpines.nabrnetwork.com>

9. The following fees are charged by the association relating to a transfer of property within the association:

\$340.00	Resale Certificate
\$50.00	Statement of Account
\$50.00	Refinance Certificate
\$175.00	Transfer Fee to management company
\$200.00	Covenant Compliance Inspection Fee
\$1065.00	Sec. 3, Sec. 5 and Sec. 6 Working Capital Assessment.
\$732.00	Standard Working Capital Assessment

EXECUTED as of 4/17, 2023.

Vision Communities Management  
Incorporated as managing agent for the  
association

By (signature): S. Baldwin

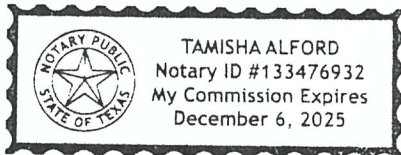
Name (printed): SHANNON BALDWIN

Title: COO

The State of Texas §

County of Dallas §

This instrument was acknowledged before me on the 17 day of April, 2023, by Shannon Baldwin (name), the COO (title) authorized agent for Vision Communities Management Incorporated.



Tamisha Alford  
Notary Public – The State of Texas

**After Recording, Please Return To:**  
**Vision Communities Management Incorporated**  
**5757 Alpha Road, Suite 680**  
**Dallas, TX 75240**