



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**LAKE VENICE PROPERTY OWNERS ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

LAKE VENICE PROPERTY OWNERS 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 Venetian Estates;
- (2) the name of the Association is Lake Venice Property Owners Association, Inc., d/b/a Venetian Estates Property Owners Association;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:
  - (a) Venetian Estates, Section One (1), under Instrument No. 1175836;
  - (b) Venetian Estates, Section Two (2), under Instrument No. 1173844 and 1175846;
  - (c) Venetian Estates, Section Three (3), under Instrument No. 1175847;
  - (d) Venetian Estates, Section Four (4), under Instrument No. 1175849;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
  - (a) Venetian Estates Restrictions, under Instrument No. 1959060022;
  - (b) Amendment to Restrictions, under Instrument No. 1959260013;
  - (c) Amendment to Restrictions Venetian Estates, Section 1, under Instrument No. 84009030;
  - (d) Venetian Estates Restrictions, under Instrument No. 1959074062;
  - (e) Amendment to Restrictions, under Instrument No. 1960083023;

- (f) Amendment to Restrictions, under Instrument No. 1960095007;
- (g) Restrictions Venetian Estates – Section 3, under Instrument No. 1967271029;
- (h) Restrictions Venetian Estates – Section 4, under Instrument No. 1968330015;
- (i) Amendment to Restriction for Venetian Estates, Sections I, II, III, and IV, under Instrument No. 2011034442;
- (j) Amendment to Restrictions for Venetian Estates, Sections I and II, under Instrument No. 2012021727;
- (k) Declaration of Covenants and Conditions, Rules, Regulations and Restrictions for Venetian Lake, under Instrument No. 1976321210;
- (l) Amendment to Declaration of Covenants and Conditions, Rules, Regulations and Restrictions for Venetian Lakes, under Instrument No. 82055539;
- (m) Second Amendment to Declaration of Covenants and Conditions, Rules, Regulations and Restrictions for Venetian Lakes, under Instrument No. 8654576;
- (n) Third Amendment to Declaration of Covenants and Conditions, Rules, Regulations and Restrictions for Venetian Lakes, under Instrument No. 9405379;
- (o) Fourth Amendment to Declaration of Covenants and Conditions, Rules, Regulations and Restrictions for Venetian Lakes, under Instrument No. 2014013471;
- (p) Declaration of Covenants and Conditions, Rules, Regulations, and restrictions for Estates Lake, under Instrument No. 9423686;
- (q) Amendment to Declaration of Covenants and Conditions, Rules, Regulations, and restrictions for Estates Lake, under Instrument No. 2014013470;

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

- (a) Lake Venice Property Owners Association, Inc., c/o MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) Leticia Gomez, MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, Texas 77478;

(b) (713) 776-1771;

(c) lgomez@mascapi.com;

(7) The Association's website address is: [www.mascapi.com](http://www.mascapi.com) and [www.venetianestates.org](http://www.venetianestates.org) and [www.venetianestates.sites.townsq.io](http://www.venetianestates.sites.townsq.io);

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

(a) Resale Certificate Fee - \$375.00;

(b) Statement of Account Fee - \$150.00;

(c) HOA Quote Fee - \$150.00;

(d) Refinance Fee - \$75.00;

(e) Transfer Fee - \$250.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate 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 26<sup>th</sup> DAY OF August, 2021.

By: [Signature], on behalf of  
MASC Austin Properties, Inc., Managing Agent for  
Lake Venice Property Owners Association, Inc.

Angela Connell  
Print Name

STATE OF TEXAS

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COUNTY OF FORT

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BEFORE ME, the undersigned authority, on this day personally appeared Angela Connell, of MASC Austin Properties, Inc., Managing Agent for Lake Venice Property Owners 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 26<sup>th</sup> day of August, 2021.

[Signature]  
Notary Public, State of Texas

**E-RECORDED BY:**  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024

