

PROPERTY OWNERS ASSOCIATION 1ST AMENDED MANAGEMENT CERTIFICATE FOR
LAKESHORE COMMUNITY ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Harris §

1. Name of Subdivision: Lakeshore
2. Subdivision Location: Harris
3. Name of Homeowners Association: Lakeshore Community Association, Inc.
4. Recording Data for Association:

Lakeshore Section 1 recorded under File No. Z080501
Lakeshore Section 2 recorded under File No. Z080508
Lakeshore Section 3 recorded under File No. Z080511
Lakeshore Section 4 recorded under File No. 20060187942
Lakeshore Section 5 recorded under File No. Z048690
Lakeshore Section 6 recorded under File No. 20060187940
Lakeshore Section 7 recorded under File No. 20070144860
Lakeshore Section 8 recorded under File No. 20070144862
Lakeshore Section 9 recorded under File No. 20070746412
Lakeshore Section 10 recorded under File No. 20090393007
Lakeshore Section 11 recorded under File No. 20110178801
Lakeshore Section 12 recorded under File No. 20080041807 & 20100187372
Lakeshore Section 13 recorded under File No. 20080041821
Lakeshore Section 14 recorded under File No. 20110233872 & 20110498806
Lakeshore Section 15 recorded under File No. 20080601456
Lakeshore Section 16 recorded under File No. 20100115508
Lakeshore Section 17 recorded under File No. 20110122223
Lakeshore Section 18 recorded under File No. 20110178805
Lakeshore Section 19 recorded under File No. 20110122255

5. Recording Data for Declaration and any amendments:

DCCR's are recorded under File No. Z057535
1st Supplement (Annexation Section's 4 & 6) & first Amendment to the DCCR's recorded under
File No. 20070032270

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2nd Amendment to the DCCR's recorded under File No. 20070067166
2nd Supplement (Annexation Section 7 & 8) to the DCCR's recorded under File No. 20070180684
3rd Supplement (Annexation Section 9) to the DCCR's recorded under File No. 20080023969
4th Supplement (Annexation Section 13) to the DCCR's recorded under File No. 20080125106
5th Supplement (Annexation Section 15) to the DCCR's recorded under File No. 20090382113
6th Supplement (Annexation Section 10) to the DCCR's recorded under File No. 20090405722
7th Supplement (Annexation Section 16) to the DCCR's recorded under File No. 20100182686
8th Supplement (Annexation Section 12) to the DCCR's recorded under File No. 20100242354
9th Supplement (Annexation Sections 11, 14, 17, 18, & 19 is recorded under File No. 20100425266
3rd Amendment to the DCCR's is recorded under File No. 20120065092
Bylaws recorded under File No. Z155279
First Amendment to Bylaws is recorded under File No. RP-2017-154216

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account (for Builder sells only) = \$120.00
 - Rush for Statement of Account (for Builder sells only):
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account (for Builder sells only):
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Capitalization Fee = \$231.00

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Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 30th day of September, 2024.

Lakeshore Community Association, Inc.

By: Shelby Welch
Shelby Welch (of Spectrum Association Management), Managing Agent

State of Texas §

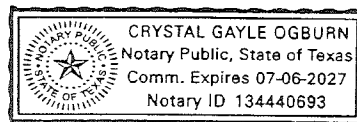
County of Bexar §

This instrument was acknowledged and signed before me on this 30th day of September, 2024 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Lakeshore Community Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



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Pages 4
10/07/2024 09:13 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

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

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