

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LAKESIDE COVE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Lakeside Cove Community Association, Inc., a non-profit corporation ("Association") 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 the Association:

1. Name of Subdivision: The name of the subdivision is Lakeside Cove.
2. Name of Association: The name of the Association is Lakeside Cove Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Woodlands Village of Grogan's Mill Lake Harrison, Section One (1) Amending Plat No. 1, a subdivision in Montgomery County, Texas according to the map or plat thereof recorded under Clerk's File No. 2013-058091 and in Cabinet Z, Pages 2502-2507 of the Map Records of Montgomery County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Lakeside Cove.
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakeside Cove.
 - (3) Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakeside Cove.
 - (4) Third Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeside Cove.
 - b. Recording Information:
 - (1) Montgomery County Clerk's File No. 2013110319.
 - (2) Montgomery County Clerk's File No. 2021067168.
 - (3) Montgomery County Clerk's File No. 2021141810.

(4) Montgomery County Clerk's File No. 2023112148.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lakeside Cove Community Association, Inc. c/o KRJ Management, Inc., 1800 Augusta Drive, Suite 200, Houston, Texas 77057.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: KRJ's Conveyance Department. Address: 1800 Augusta Drive, Suite 200, Houston, Texas 77057. Phone No.: 713.600.4000. Email Address: smile@krjcares.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.krjcares.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:


Description	Fee
Capitalization Fee [Declaration Article XIII, Section E]	Each Owner, other than the Declarant, of a Lot within Lakeside Cove agrees to pay the Association a Capitalization Fee in an amount equal to one hundred percent (100%) of the then-current Annual Assessment. The Capitalization Fee for 2025 is \$4,207.83. The Capitalization Fee is due and payable to the Association at the time of transfer of title to a Lot. For future years, the Capitalization Fee must be confirmed with the Association.

Please refer to Exhibit "A" attached for additional fees.

Executed on this 18 day of November, 2025.

LAKESIDE COVE COMMUNITY
ASSOCIATION, INC.

By: KRJ Management, Inc., Managing Agent

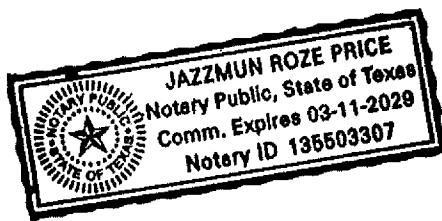


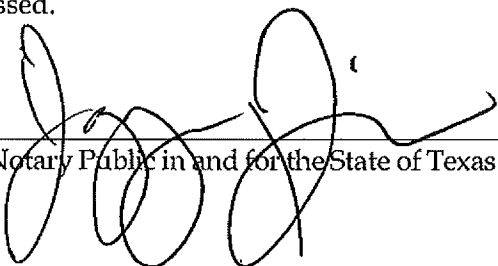
Julio C. Jimeno, Controller

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 18 day of November, 2025 personally appeared Julio C. Jimeno, Controller of KRJ Management, Inc., Managing Agent for Lakeside Cove Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

EXHIBIT "A"

Transfer of Title Fees

Description	Fee
Resale Certificate Fee	\$375.00
Updated Resale Certificate Fee	\$75.00
Transfer Fee (Managing Agent)	\$350.00
Refinance Fee	\$150.00
Rush Fee	\$100.00 1 business day
	\$75.00 3 business days
Capitalization Fee	[\$4,207.83]
Capital Reserve Contribution/ Capitalization Fee [Declaration Article XIII, Section E]	Upon acquisition of title to a Lot a payment shall be made by or on behalf of the purchaser of the Lot to the Association in an amount equal to the Annual Assessment for the year of the conveyance. The amount of the Capital Reserve Contribution for [2025] is [\$4,207.83]. Some exemptions may apply. For future years, the Capital Reserve Assessment must be verified by the Association.

E-FILED FOR RECORD

11/24/2025 11:12AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

11/24/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas