

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2022-0044137

Billable Pages: 3
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FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 12/01/2022 at 08:32 AM</p> <p>Document Number: <u>2022-0044137</u></p> <p>Receipt No: <u>22-36364</u></p> <p>Amount: \$ <u>34.00</u></p> <p>Vol/Pg: <u>V:7906 P:127</u></p>	<p>E-RECORDING</p>



**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Reece Tanksley, Deputy

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.

Record and Return To:

ROBERTS MARKEL WEINBERG BUTLER HAILEY
2800 POST OAK BLVD FL 57
HOUSTON, TX 77056



**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
LAS LOMAS WEST HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

The undersigned, being the Managing Agent for Las Lomas West Homeowners 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 Las Lomas West.
2. Name of Association: The name of the Association is Las Lomas West Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Property described by metes and bounds on Exhibit "A" attached to the "Declaration of Covenants, Conditions and Restrictions for Las Lomas West" recorded in the Official Public Records of Real Property of Kaufman County, Texas under Clerk's File No. 2021-0004312 (which said Exhibit "A" is incorporated herein by reference).
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Las Lomas West.
 - b. Recording Information:
 - (1) Kaufman County Clerk's File No. 2021-0004312.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Las Lomas West Homeowners Association, Inc. c/o Capital Consultants Management Corporation (CCMC), 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: CCMC Conveyance Department, Capital Consultants Management Corporation. Address: 7800 N. Dallas Parkway, Suite 450, Plano, Texas 75024. Phone No.: 469.246.3500. Email Address: ccmctx@ccmcnet.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.lifeatlaslomas.com or laslomastx@ccmcnet.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Disclosure and Lien Estoppel Fee	\$ 375.00
No Title Sale	\$ 125.00
Resale Trustee/Lender Sale	\$ 125.00
Lender Questionnaire Fee-Standard	\$ 50.00
Lender Questionnaire Fee-Custom	\$ 150.00
Refinance/Lien Estoppel Update	\$ 50.00
Rush Fee	\$ 100.00
Working Capital Fee [Declaration Article 5, Section 5.7(a)]	Working Capital Fee is a one-time payment (as described in detail in the Declaration) due upon each transfer of title. The Working Capital Fee for 2022 is \$390.00. Some exemptions apply. For future years, the Working Capital Fee amount must be confirmed with the Association.
Community Enhancement Fee [Declaration Article 5, Section 5.7(c)]	Community Enhancement Fee is a one-time payment (as described in detail in the Declaration) due upon each transfer of title. The Community Enhancement Fee for 2022 is \$390.00. Some exemptions apply. For future years, the Community Enhancement Fee amount must be confirmed with the Association.

Executed on this 7th day of July, 2022.

**LAS LOMAS WEST HOMEOWNERS
ASSOCIATION, INC.**

By: Capital Consultants Management Corporation,
Managing Agent

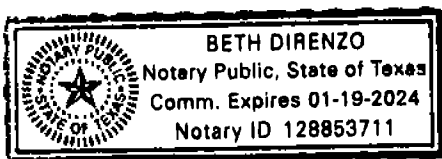



Andy Babbitt, Regional President

*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 Collin §

BEFORE ME, the undersigned notary public, on this 7th day of July, 2022 personally appeared Andy Babbitt, Regional President for Capital Consultants Management Corporation, Managing Agent for Las Lomas West Homeowners 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