

AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
LAKEWOOD PINES HOMEOWNERS ASSOCIATION, INC.

The undersigned, being an officer of Lakewood Pines Homeowners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF LAKEWOOD PINES HOMEOWNERS ASSOCIATION, INC., RECORDED AS DOCUMENT NO. 20140469564, IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.

1. The name of the subdivision: Lakewood Pines.
2. The name of the Association: Lakewood Pines Homeowners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property in Harris County, Texas made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lakewood Pines, recorded under Document No. 20140468299, Official Public Records of Harris County, Texas (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Exhibit "A" attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Lakewood Pines Homeowners Association, Inc., c/o FirstService Residential, 1330 Enclave Parkway, Suite 425, Houston, Texas 77077.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	FirstService Residential
Attn:	Sharon Davis
Mailing Address:	1330 Enclave Parkway, Suite 425, Houston, Texas 77077
Telephone Number:	713-332-4612
Email Address:	sharon.davis@fsresidential.com
7. Website to access the Association's dedicatory instruments:
<https://lakewoodpineshoa.connectresident.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

LAKEWOOD PINES HOMEOWNERS ASSOCIATION, INC. AMENDED AND RESTATED
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Sec 3, Sec 5 and Sec 6 Working Capital Assessment - \$1,065.00.

Standard Working Capital Assessment - \$732.00

Transfer Fee - \$275.00.

Resale Certificate Fee - \$375.00.

Resale Certificate Update Fee - \$75.00.

Welcome Packet Fee- \$26.50.

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

LAKESIDE PINES HOMEOWNERS ASSOCIATION, INC. AMENDED AND RESTATED
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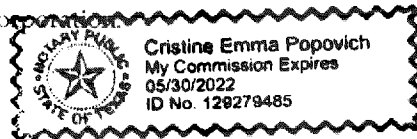
EXECUTED to be effective on the date this instrument is Recorded.

LAKEWOOD PINES HOMEOWNERS ASSOCIATION,
INC., a Texas non-profit corporation

By: Estrella Ayala
Name: Estrella Ayala
Title: Community Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me this 16 day of December, 2021 by
Ayala Estrella of Lakewood Pines Homeowners Association, Inc., a
Texas non-profit corporation, on behalf of said non-profit corporation.



Cristine Popovich

Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701
RBURTON@WINSTEAD.COM

LAKEWOOD PINES HOMEOWNERS ASSOCIATION, INC. AMENDED AND RESTATED
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EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions – Lakewood Pines, recorded as Document No. 20140468299, Official Public Records of Harris County, Texas.
2. Lakewood Pines Community Manual, recorded as Document No. 20140469559, Official Public Records of Harris County, Texas.
3. Notice of Plate Recordation [Lakewood Pines Sections 1 – 4], recorded as Document No. 20140469560, Official Public Records of Harris County, Texas.
4. Lakewood Pines Notice of Designation of Special Common Area [Section 3], recorded as Document No. 20140469563, Official Public Records of Harris County, Texas.
5. Lakewood Pines Supplement to Notice of Designation of Special Common Area [Section 3, 5 & 6], recorded as Document No. RP-2019-520610, Official Public Records of Harris County, Texas.
6. Lakewood Pines Notice of Addition of Land, recorded as Document No. RP-2019-133085 Official Public Records of Harris County, Texas.
7. Lakewood Pines Notice of Withdrawal of Land, recorded as Document No. RP-2019-162790 Official Public Records of Harris County, Texas.
8. First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewood Pines, recorded as Document No. RP-2019-520456, Official Public Records of Harris County, Texas.
9. Lakewood Pines Amended and Restated Adoption of Working Capital Assessment [Section 1, 2, 3 & 4], recorded as Document No. RP-2019-522497, Official Public Records of Harris County, Texas.
10. Lakewood Pines Notice of Plat Recordation [Section 5 & 6], recorded as Document No. RP-2019-520609 Official Public Records of Harris County, Texas.
11. Lakewood Pines Notice of Addition of Land [42.634 Acres], recorded as Document No. RP-2019-520611 Official Public Records of Harris County, Texas.
12. Lakewood Pines First Supplement to Community Manual, recorded as Document No. RP-2021-612041 Official Public Records of Harris County, Texas.

E-FILED FOR RECORD

02/11/2022 04:05PM



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.

02/11/2022



County Clerk
Montgomery County, Texas