

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Nov 18, 2021 03:20 PM Fee: \$42.00

2021255641

Electronically Recorded

This page is
intentionally added for
electronic file stamp.

Lakewind Estates Owners Association, Inc.

Management Certificate

This management Certificate is recorded pursuant to Chapter 209.004 Texas Property Code, and is as follows:

WHEREAS a Lakewind Estates Owners Association, Inc. Management Certificate was filed on October 15, 2016 and recorded as Document No. 2016178094, Official Public Records, Travis County, Texas; and

WHEREAS the Association now wishes to amend and restate the Lakewind Estates Owners Association, Inc. Management Certificate.

NOW, THEREFORE, the Association hereby amends and restates the Lakewind Estates Owners Association, Inc. Management Certificate in its entirety and replaces that document with this document.

The name of the subdivision is: Lakewind Estates

The name of the Association is: Lakewind Estates Owners Association, Inc.

The recording data for the subdivision is:

Lakewind Estates Sections 1, 2, & 3, a subdivision of record in Travis County, Texas, according to the map or plat thereof recorded in Volume 98, Page 368-374 and Volume 103, Pages 86-97, Plat Records, Travis County, Texas.

The recording data for the Declaration is:

Declaration of Covenants, Conditions and Restrictions for Lakewind Estates Subdivision recorded in Document No. 1999108601, Real Property Records, Travis County, Texas.

The recording data for the Amendments to the Declaration is:

Amendment to Declaration of Covenants, Conditions and Restrictions and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lakewind Estates Subdivision recorded in Document No. 2000090707, Real Property Records, Travis County, Texas, and First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewind Estate Subdivision recorded in Document No. 2000157952, Real Property Records, Travis County, Texas, and Second Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewind Estates Subdivision recorded in Document No. 2001133733, Real Property Records, Travis County, Texas, and Third Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewind Estates Subdivision, recorded in Document No. 2002024395, Real Property Records, Travis County, Texas, and Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewind Estates, recorded in Document No. 2002151050, Real Property Records, Travis County, Texas, and Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewind Estates Subdivision Recorded in Document No. 2002202468, Real Property Records, Travis County, Texas.

The following documents have been recorded to incorporate the Association:

Certificate of Formation of Lakewind Estates Owners Association, Inc. filed in the Office of the Secretary of State of Texas on July 14, 1999.

The following are additional documents that have been filed and recorded with Travis County, Texas:

Assignment of Declarant Rights filed on July 19, 1999, recorded under Document No. 1999069961, Official Public Records, Travis County, Texas.

Declaration of Covenants, Conditions and Restrictions for Toll TX, LP recorded in Document No. 2001002292, Real Property Records, Travis County, Texas.

Addendum Number One to Lakewind Estates Rules Dated 17 March 2007, filed on October 7, 2008, and recorded under Document No. 2008166968, Official Public Records of Travis County, Texas.

Addendum Number Two to Lakewind Estates Rules Dated 17 March 2007, filed on October 7, 2008, and recorded under Document No. 2008166969, Official Public Records, Travis County, Texas.

Addendum Number Three to Lakewind Estates Rules dated 17 March 2007, filed on October 7, 2008, and recorded under Document No. 2008166970, Official Public Records, Travis County, Texas.

Resolution of the Board of Lakewind Estates Owners Association, Inc. – Delinquent Dues Policy, filed on November 1, 2012, and recorded under Document No. 2012185932, Official Public Records, Travis County, Texas.

Resolution of the Board of Lakewind Estates Owners Association Inc. – Tenant Information Policy, filed on May 15, 2014, and recorded under Document No. 2014069792, Official Public Records, Travis County, Texas.

Amendment of Rules and Regulations of Lakewind Estates Owners Association, Inc., filed on December 22, 2015, and recorded under Document No. 2015201100, Official Public Records, Travis County, Texas.

Resolution of the Board of Lakewind Estates Owners Association, Inc. – Fines, filed on May 31, 2016, and recorded under Document No. 2016083282, Official Public Records, Travis County, Texas.

The name and mailing address of the Association is:

Lakewind Estates Owners Association, Inc.
c/o RealManage
P.O. Box 803555
Dallas, Texas 75380

The name, mailing address, email address, and phone number of the person/entity managing the Association is:

RealManage
SaraMarie Blunt
9601 Amberglen Blvd., Suite 150

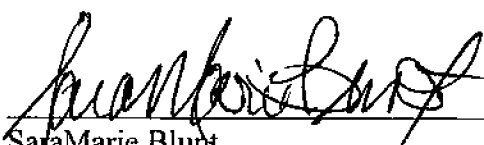
Austin, Texas 78729
 (512) 219-1927 ext. 6027

The website address for the Association is:

www.RealManage.com/ownersportal

The amount and description of any fees the Association charges relating to the transfer of property in the subdivision is:

The Association charges a one-thousand-dollar (\$1,000.00) fee to the purchaser of any lot in the subdivision.



SaraMarie Blunt
 Managing Agent
 Lakewind Estates Owners Association, Inc.
 RealManage

ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF Travis

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This instrument was acknowledged before me on November 18th, 2021 by SaraMarie Blunt, Managing Agent of the Lakewind Estates Owners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



Notary Public, State of Texas

Hunter Hudson

Printed or Typed Name

My Commission Expires: 6/10/2025

[SEAL]



AFTER RECORDING, RETURN TO:

Willatt & Flickinger, PLLC
12912 Hill Country Blvd., Ste. F-232
Austin, Texas 78738

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8/27/21