

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**for****LAKE HOUSE COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF WALLER §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Lake House Community Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Waller County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Lake House are as follows:

Subdivision Name
Lake House Community Association

2. Name of the association.

Lake House Community Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Waller County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Lake House Sec 2	03/28/2018	1802532
Lake House Sec 3	04/23/2020	2003556
Lake House Sec 4	03/25/2021	2103192

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Waller County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake House	06/26/2019	1905149
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake House Annexing Section 3	06/29/2020	2005872
Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake House Annexing Section 4	05/10/2021	2105209

5. Name and mailing address for the association.

Lake House Community Association, Inc.
 c/o C.I.A. Services, Inc.
 18333 Timber Forest Drive
 Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
 18333 Timber Forest Drive
 Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/re-inspections & lender questionnaires
Capitalization Fee	\$1650	100% of the then current Annual Assessment Rate. Some exemptions apply. The Capitalization Fee for 2023 and 2024 is \$1650.00. For future years, the Capitalization fee must be verified with the Association.

9. Other information the association considers appropriate.

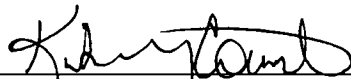
- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 19 day of December, 2023.

Lake House Community Association, Inc.

By: C.I.A. Services, Inc., Managing Agent



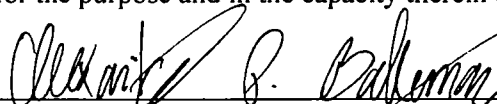
Kimberly Cowart, Community Manager

STATE OF TEXAS

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COUNTY OF WALLER

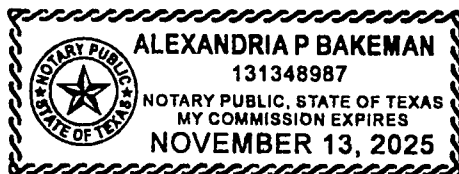
BEFORE ME, the undersigned notary public, on this 19 day of December, 2023 personally appeared Kimberly Cowart, Community Manager for C.I.A. Services, Inc., Managing Agent for Lake House Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



FILED AND RECORDED

Instrument Number: 2315299

Filing and Recording Date: 12/21/2023 09:17:02 AM Pages: 4 Recording Fee: \$24.00

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 Waller County,



A handwritten signature in black ink that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
C.I.A. SERVICES INC
8811 FM 1960 BYPASS RD W STE 200
HUMBLE, TX 77338-3952