

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE****for****PLANTATION LAKES COMMUNITY ASSOCIATION, INC.**

**STATE OF TEXAS**                   §  
    §  
**COUNTY OF GRIMES**           §

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 Plantation Lakes 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 Grimes 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 Plantation Lakes the Ranches are as follows:

Subdivision Name
Plantation Lakes Section 3
Plantation Lakes Section 4

**2. Name of the association.**

Plantation Lakes Community Association, Inc.

**3. Recording data for the subdivision.**

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

Plat Name	Filing Date	Clerk File Number
Final Plat Plantation Lakes Section Three	11/15/2004	195923
Final Plat Plantation Lakes Section Four	10/24/2005	203021

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

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

Document Name	Filing Date	Clerk File Number
Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Plantation Lakes	11/02/2005	00203212
Amendment to Declaration of Covenants, Conditions and Restrictions for Plantation Lakes	11/04/2019	1909299
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Three	11/16/2004	195960
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions for Plantation Lakes, Section Four	11/02/2005	00203211
Plantation Lakes Community Association Resolution Regarding Assessment of Fines for Violations of Restrictive Covenants,	02/22/2012	00248068

and/or Rules and Regulations		
Plantation Lake Community Association, Inc., Resolution Adopting Covenants, Conditions and Restrictions Enforcement Process	02/27/2017	00285642
Plantation Lakes Community Association, Inc. resolution Clarifying Articles VII and Article VIII of by the Declaration of Covenants, Conditions, and Restrictions for Plantation Lakes	05/01/2017	00286934

**5. Name and mailing address for the association.**

Plantation Lakes 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	\$175	Collected at closing if the property actually transfers
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	\$100	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$100	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$240	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/reinspection's & lender questionnaires
Rush Request	\$75	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires

Expedited	\$150	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspection's & lender questionnaires
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**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 31 day of March, 2022.

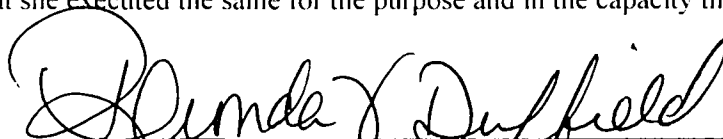
**Plantation Lakes Community Association, Inc.**

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

  
 Sabrina Padgett, Community Manager

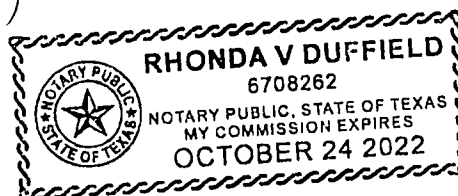
STATE OF TEXAS           §  
   §  
 COUNTY OF GRIMES       §

BEFORE ME, the undersigned notary public, on this 31 day of March, 2022 personally appeared Sabrina Padgett, Community Manager for C.I.A. Services, Inc., Managing Agent for Plantation Lakes 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



**Grimes County  
Vanessa Burzynski  
Grimes County Clerk**

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**Instrument Number:** 324059

eRecording - Real Property

**Recorded On:** April 05, 2022 09:34 AM

**Number of Pages:** 4

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

**File Information:**

**Document Number:** 324059  
**Receipt Number:** 20220405000005  
**Recorded Date/Time:** April 05, 2022 09:34 AM  
**User:** Barbara K  
**Station:** Clerk01

**Record and Return To:**

CSC GLOBAL



**STATE OF TEXAS  
COUNTY OF GRIMES**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grimes County, Texas.**

Vanessa Burzynski  
Grimes County Clerk  
Grimes County, TX

*Vanessa Burzynski*