

**MANAGEMENT CERTIFICATE
OF
LAKESIDE IMPROVEMENT ASSOCIATION**

This Management Certificate, pursuant to Section 209.004 of the Texas Property Code, hereby supercedes and replaces any prior management certificates applicable to the property described below and all such prior management certificates are hereby revoked.

1. The name of the subdivision is: **Lakeside Estates and Lakeside Forest.**
2. The name of the association is: **Lakeside Improvement Association**, a Texas non-profit corporation.
3. The recording data for the subdivision is as follows:

Lakeside Estates, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 152, Page 97, of the Map Records of Harris County, Texas;

Lakeside Estates, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 162, Page 105, of the Map Records of Harris County, Texas;

Lakeside Estates, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 167, Page 100, of the Map Records of Harris County, Texas;

Lakeside Forest, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 163, Page 109, of the Map Records of Harris County, Texas;

Lakeside Forest, Section Two (2), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 171, Page 36, of the Map Records of Harris County, Texas;

Lakeside Forest, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 185, Page 33, of the Map Records of Harris County, Texas; and

Lakeside Forest, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 210, Page 29, of the Map Records of Harris County, Texas.

4. The recording data for the declaration and all amendments are as follows:

Amended and Restated Declaration of Covenants, Conditions & Restrictions for Lakeside Estates and Lakeside Forest, recorded as Document No. 20150551169, in the Official Public Records of Real Property of Harris County, Texas.

5. The name and mailing address of the Association is as follows:

**Lakeside Improvement Association
P. O. Box 42155
Houston, Texas 77242**

6. The name and mailing address, phone number and email address of the person managing the Association or the Association's designated representative is as follows:

**Ruey Garvis, Office Administrator
P. O. Box 42155
Houston, Texas 77242
713-977-2812
administrator@lakeside-improvement.org**

7. The website address of the Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006 is as follows:

<https://www.lakeside-improvement.org>

8. The amount and description of any fees charged by the Association related to transfers is:

\$100.00	Refinance Fee
\$375.00	Transfer Fee
\$100.00	Resale Certificate

9. Other information the association considers appropriate is as follows:

Notice of Dedicatory Instruments for Lakeside Improvement Association, with attached Articles of Incorporation, Articles of Amendment to the Articles of Incorporation, Articles of Merger, Bylaws, 1986 Amendment to Bylaws, 2000 Amendment to Bylaws, Payment Plan Policy, Open Records Policy, Records Retention Policy and Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items, recorded under Document No. 2011054832, in the Official Public Records of Real Property for Harris County, Texas;

First Supplemental Notice of Dedicatory Instruments for Lakeside Improvement Association, with attached Billing and Collection Policy, recorded under Document No. 20120059375, in the Official Public Records of Real Property for Harris County, Texas;

Guidelines for Drought Resistant Landscaping and Water Conserving Natural Turf, recorded under Document No. 20140533285, in the Official Public Records of Real Property for Harris County, Texas;

Guidelines for Display of Flags, recorded under Document No. 20140533286, in the Official Public Records of Real Property for Harris County, Texas;

Payment Plan Policy Resolution, recorded under Document No. 20140533287, in the Official Public Records of Real Property for Harris County, Texas;

Grant of Common Area Easement, recorded under Document No. RP-2016-12953, in the Official Public Records of Real Property for Harris County, Texas;

Amended and Restated By-Laws of Lakeside Improvement Association, recorded under Document No. RP-2016-136147, in the Official Public Records of Real Property for Harris County, Texas;

Lakeside Improvement Association Billing & Collection Policy, recorded under Document No. RP-2018-458564, in the Official Public Records of Real Property for Harris County, Texas; and

Lakeside Improvement Association Maintenance Guidelines, recorded under Document No. RP-2021-41045, in the Official Public Records of Real Property for Harris County, Texas.

10. No transfer of title to any portion of the property shall be made until the requirements for transfer of membership in the Association have been received by the manager and provisions made for the payment of unpaid or delinquent assessments, costs or transfer fees.

EXECUTED this 1ST day of September, 2021.

LAKESIDE IMPROVEMENT ASSOCIATION

By: 
Ruey Garvis, Managing Agent

THE STATE OF TEXAS

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COUNTY OF HARRIS

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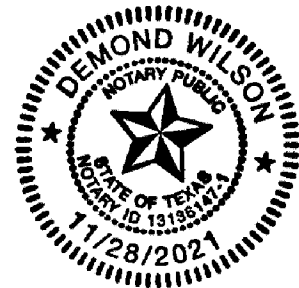
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This instrument was acknowledged before me on the 1ST day of September, 2021, by Rucy Garvis, Managing Agent for Lakeside Improvement Association, a Texas non-profit corporation, on behalf of the corporation.



Notary Public in and for the
State of Texas

RETURN TO:
NEIL H. McLAURIN IV
Katine Nechman McLaurin LLP
1834 Southmore Boulevard
Houston, Texas 77004
(713) 808-1009



RP-2021-501953
Pages 5
09/01/2021 03:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-501953