

PROPERTY OWNERS ASSOCIATION 5<sup>TH</sup> AMENDED MANAGEMENT CERTIFICATE FOR  
**LAKEVILLE COMMUNITY ASSOCIATION, INC.**

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.  
This amends all prior Management Certificates filed for this association.

*Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"*

State of Texas §

County of Harris §

1. Name of Subdivision: Lakeville
2. Subdivision Location: Harris County
3. Name of Homeowners Association: Lakeville Community Association, Inc.
4. Recording Data for Association: Plats filed under Film Code Numbers:  
527117; 537148; 544034; 585177; 587014; 553281;  
566086
5. Recording Data for Declaration: Declaration, Amendments and Annexation records are filed under W570983 300114095; 20070269886; Y292237 300577173; 20070269887; 20070269888; W633432 200142170; W990964; X325503 300336088; X575441 300398516; X974920 300496229; Y687460 300674625; Y687458 300674624
6. Bylaws and Amended Bylaws are filed under Document Number 20140501213.  
  
Articles of Incorporation were filed with the Secretary of the State of Texas on 3/21/03 are filed with the county under Document Number 20140501213.
7. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:  
  
ACC Review Committee Guidelines filed under Document No. 20120040146 and filed under Document No. 20140501213  
  
The following document is filed under Document Number RP-2016-559945:
  - Lakeville Community Association, Inc. Comprehensive Leasing Policy Effective February 1, 2017  
Lakeville Community Association, Inc. Billing Policy and Payment Plan Guidelines dated 8/15/2017 is filed under Document No. RP-2017-408590

RP-2021-621284

Lakeville Community Association, Inc. Association Director and Officer Code of Conduct Policy is filed under Document No. RP-2018-579422

Lakeville Community Association, Inc. Resolution Implementing Fining Policy for Deed Restriction Violations are filed under Document No. RP-2021-194523

8. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management  
17319 San Pedro Ave, #318  
San Antonio, TX 78232  
[contact@spectrumam.com](mailto:contact@spectrumam.com)  
210-494-0659  
[www.spectrumam.com/homeowners](http://www.spectrumam.com/homeowners)

9. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
  - Rush for Resale Package:
    - 1 business day = \$120.00 / 3 business days = \$95.00
  - Add a Rush to an existing order = \$75.00 + Cost of a Rush
  - Update for Resale Package:
    - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
  - Rush for Statement of Account only:
    - 1 business day = \$110.00 / 3 business day = \$85.00
  - Update for Statement of Account only:
    - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

**Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.**

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25<sup>th</sup> day of October, 2021

Lakeville Community Association, Inc.

By:   
Shelby Welch (of Spectrum Association Management) Managing Agent

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State of Texas           §

County of Bexar       §

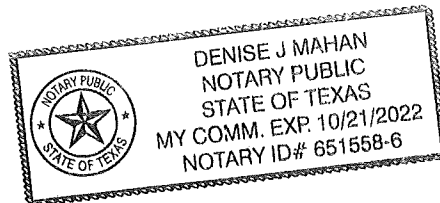
This instrument was acknowledged and signed before me on 25<sup>th</sup>  
October, 2021 by Shelby Welch, representative of Spectrum Association

Management, the Managing Agent of Lakeville Community Association, Inc., on behalf of said

Association.

Denise J Mahan  
Notary Public, State of Texas

**After Recording Return To:**  
**Spectrum Association Management**  
**Attn: Transitions**  
**17319 San Pedro Ave., Ste. #318**  
**San Antonio, TX 78232**



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# Pages 4  
10/28/2021 09:16 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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

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