



**PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE**

THE STATE OF TEXAS  
COUNTY OF MCLENNAN

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KNOW ALL MEN BY THESE PRESENTS:

THIS PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE (the "Management Certificate") is made this 2<sup>nd</sup> day of February, 2022 by **THE WACO WEST END HOMEOWNERS' ASSOCIATION, INC.**, a Texas nonprofit corporation ("Association") in accordance with Section 209.004 of Title 11 of the *Texas Property Code*, as amended. The Association hereby states as follows:

1. The name of the subdivision is The West End.
2. The name of the Association is **THE WACO WEST END HOMEOWNERS' ASSOCIATION, INC.**, a Texas nonprofit corporation.
3. The subdivision plat for The West End was recorded under Instrument Number 2022002788, of the Official Public Records, McLennan County, Texas.
4. The subdivision is subject to the covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements for The West End, recorded on February 9, 2022 under Clerk's File Number 2022005345 in the Official Public Records of McLennan County, Texas (the "Declaration")
5. The mailing address of the Association, or name and mailing address of the person or entity managing the Association is as follows:

**THE WACO WEST END HOMEOWNERS' ASSOCIATION, INC.**  
c/o Townley Management, Inc. dba Paramount Realty & Management  
P. O. Box 23111  
Waco, Texas 76702

6. The Declaration contemplates the payment of assessments and other charges to the Association by each owner of a lot within the Subdivision. The charges, assessments and sums, together with such interest thereon and cost of collection thereof as provided in the Declaration constitutes a charge on such lot and are secured by a continuing contractual lien upon the lot against which such assessments or charges are made. The contractual lien secured such charges, assessments and sums may be subordinate to certain bona fide purchase money liens or mortgages created for improvements covering such lot.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE OF PROPERTY OWNERS ASSOCIATION  
MANAGEMENT CERTIFICATE]

IN WITNESS WHEREOF, the Association has caused the instrument to be executed by its duly authorized agent as of the date first written above.

**LORENA LAKERIDGE ESTATES**  
**HOMEOWNERS' ASSOCIATION, INC.,** a Texas  
nonprofit corporation

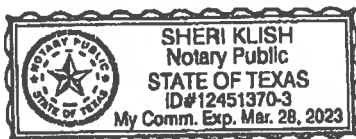
By:   
Name: Kenneth Cooper  
Title: President

STATE OF TEXAS

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COUNTY OF McLENNAN

The foregoing instrument was acknowledged before me on this 27 day of April, 2022, by Kenneth Cooper, President of LORENA LAKERIDGE ESTATES HOMEOWNERS' ASSOCIATION, INC., on behalf of said association.



  
Notary Public in and for the State of Texas

After recording, please return to:

Paramount Realty &  
Management  
P. O. Box 23111  
Waco, Texas 76702

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



J. A. "Andy" Harwell, County Clerk

04/27/2022 02:45 PM

Fee: \$20.00

2022016671

PROPOWNASOCHGTCEI  
McLennan County, Texas

**Fees charged to complete  
TREC Form 37-5 & 32-4 for property sale  
and Transfer Fee charge**

**Transfer Fee - \$100**

The HOA transfer fee covers all costs that the HOA Management Company will incur when transferring the ownership records from the seller to the buyer. These are charges associated with preparing and distributing documents, updating names in databases, changing security codes and amenities passes, and other administrative costs.

**Subdivision Information including Resale Certificate - \$250**

An HOA resale certificate provides the buyer with important information regarding the homeowner's association. This includes details about the current HOA budget, any anticipated expenditures for the upcoming year, and the amount the association has in reserve. It also provides information if there is any pending litigation the association is involved in. *(Owner Re-Finance does not include a Transfer Fee and the Resale Certificate is reduced to \$150.)*

**Lending Questionnaire Fee**

Paramount Realty & Management charges \$250 to complete detailed questionnaires for lender underwriters (these are predominantly for condominiums).