

MANAGEMENT CERTIFICATE
OF
LAKEWAY ESTATES HOMEOWNERS' ASSOCIATION, INC

The undersigned, being an officer of Lakeway Estates Homeowners Association, Inc, in accordance with Texas Property Code Section 209.004, does hereby certify the following information.

1. Name of Subdivision: Lakeway Estates
2. Name of Association: Lakeway Estates Homeowners Association, Inc.
3. Recording Data of the Subdivision: Addition to the City of Grand Prairie, TX
4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows: Final Plat Recorded in Case Number P160903, Instrument number D217200946
5. The name and mailing address for the Association is:

Lakeway Estates Homeowners Association, Inc
c/o PMI North Dallas
5900 S Lake Forest Dr, Ste 300
Mckinney, TX, 75070

6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is,

PMI North Dallas
5900 S Lake Forest Dr, Ste 300
Mckinney, TX, 75070
Tel: 972.532.7435
Email: oscar.pedrajo@pminorthdallas.com


7. The website address at which the Associations dedicatory instruments are available in accordance to Section 207.006 of the Texas Property Code is <https://pmind.cincwebaxis.com/>
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development.

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PMI North Dallas

Bundles	Total Fee
Premier Resale Disclosure (TREC Form) Package with Statement of Account AND Inspection Resale Disclosure, Statement of Account, Inspection, Association Documents <i>Available to Realtor, Escrow and Homeowner</i>	644
Resale Disclosure (TREC Form) Package and Statement of Account Resale Disclosure, Statement of Account, Association Documents <i>Available to Realtor, Escrow and Homeowner</i>	525
Resale Disclosure (TREC Form) Package (\$375 cap for POA/HOA and NO cap for CONDO) Resale Disclosure, Association Documents <i>Available to Realtor and Homeowner</i>	400
Premium Lender Questionnaire Bundle (Best Value!) Lender Questionnaire, Association Documents <i>Available to Lender ONLY</i>	210
Standard Lender Questionnaire Bundle Lender Questionnaire, Budget, Insurance Dec Page <i>Available to Lender ONLY</i>	180
Bank Owned Property Package (REQUIRED FOR FORECLOSED PROPERTIES) Statement of Account, Association Documents, W-9, Unit Ledger <i>Available to Lender ONLY</i>	325
Products	Total Fee
Statement of Account	125
Refinance Statement of Account	125
Resale Disclosure/TREC Form-not offered individually	175
TX Compliance Inspection Form <i>Available to Realtor, Escrow and Homeowner</i>	169
Lender Questionnaire (FOR MORTGAGE)	150
Custom Lender Questionnaire Fee <i>(this fee is in addition to the Questionnaire fee above)</i>	65
Appraiser Questionnaire	60
Documents	Total Fee
Annual Board Meeting Minutes	20
Annual Financials	30
Articles of Incorporation	25
Budget	35
Bylaws	30
CC&Rs	40
Current Unaudited Financial Documents	25
Design Document	0
Insurance Dec Page	25
Litigation	0
Regular Meeting Minutes	75
Reserve Report	40
Resolutions and Policies	15
Rules and Regulations	15
Special Assessments	0
Unit Ledger-not offered individually	25
W-9-not offered individually	0
Welcome Package (New Owner Forms)	0
Additional Fees/Settings	Total Fee
Transfer Fee	175
Standard Processing Time (10 Calendar Days for CONDO and 10 Business Days for POA/HOA)	7 Business
Update Processing Time (5 Business Days cap for POA/HOA and NO cap for CONDO)	5 Business
Questionnaire Processing Time	5 Business
Demand Rush Fee (1 business day)	140
Demand Rush Fee (3 business days)	100
Demand Rush Fee (5 business days)	75
Resale Disclosure Rush Fee (1 business day)	140
Resale Disclosure Rush Fee (3 business days)	100
Resale Disclosure Rush Fee (5 business days)	75
Inspection Rush Fee (1 business day)	140
Inspection Rush Fee (3 business days)	100
Inspection Rush Fee (5 business days)	75
Multi-Product Order Rush (1 business day)	140
Multi-Product Order Rush (3 business days)	100
Multi-Product Order Rush (5 business days)	75
Lender Questionnaire Rush Fee (1 business day)	65
Lender Questionnaire Rush Fee (2 business days)	50
Added Rush Fee (this is a service charge fee for requesters who choose to expedite their order after their order has been placed)	25
Demand Update Fee (1-14 days)	0
Demand Update Fee (15-45 days)	50
Demand Update Fee (46-90 days)	75
Resale Disclosure Update Fee (1-180 days)(\$75 cap for POA/HOA and NO cap for CONDO)	75
Questionnaire Update Fee (1-30 days)	25

EXECUTED to be effective on the date the instrument is Recorded.

LAKEWAY ESTATES HOMEOWNERS ASSOCIATION, INC
a Texas nonprofit corporation

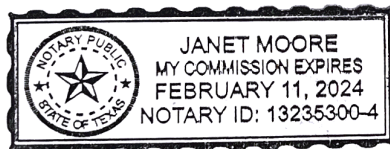
By: 
Name: Martina Perkins
Title: President

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me on the 7 day of July, 2022, by Martina Perkins, President of Lakeway Estates Homeowners Association, Inc, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

PMI North Dallas
5900 S Lake Forest Dr. Ste 300
Mckinney, TX, 75070
Email: oscar.pedrajo@pminorthdallas.com

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