

Henderson County  
Mary Margaret Wright  
County Clerk  
Athens, TX 75751

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Instrument Number: 2025-00000629

As

Recorded On: 01/17/2025 08:42 AM Recordings - Land

Parties: LAKEWAY ESTATES PROPERTY OWNERS ASSOCIATION INC

To: PUBLIC

Number of Pages: 4 Pages

Comment:

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***

Total Recording: 33.00

**File Information:**

Document Number: 2025-00000629

Receipt Number: 2025-00806

Recorded Date/Time: 01/17/2025 08:42 AM

Recorded By: Janice Hankins

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\*\*\*\*\*DO NOT REMOVE. 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.

I hereby certify that this instrument was filed and duly recorded  
in the Official Records of Henderson County, Texas



A handwritten signature in black ink, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk  
Henderson County, Texas

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**Record and Return To:**

LAKEWAY ESTATES PROPERTY OWNERS  
PO BOX 43264

SEVEN POINTS, TX 75143



**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE  
for  
LAKEWAY ESTATES PROPERTY OWNERS' ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF HENDERSON   §

The undersigned, being the President of the Lakeway Estates Property Owners Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code:

1. Name of Subdivision:

The name of the subdivision is Lakeway Estates

2. Name of Association:

The name of the association is Lakeway Estates Property Owners Association, Inc.

3. Recording Data for the Subdivision:

LAKEWAY ESTATES A subdivision of a portion of the Nancy E. Russell Survey A-660  
and the F. Brown Survey A-93 in Henderson County, Texas  
Volume 3, Page 103  
Recorded Date/Time: 06/15/65 at 10:15 AM  
Recorded by: Anna Bennett

4. Recording Data for the Declaration and any Amendments to the Declaration:

LAKEWAY ESTATES [B/RP] V1377 P192  
Document Number: 1991-00012238  
Recorded Date/Time: 09/25/91 at 10:58 AM  
Recorded by: Gwen Moffeit

LAKEWAY ESTATES [B/RP] V1939 P738  
Document Number: 1999-00014684  
Recorded Date/Time: 09/14/99 at 11:36 AM  
Recorded by: Gwen Moffeit

LAKEWAY ESTATES [B/RP] V2238 P890  
Document Number: 2002-00019056  
Recorded Date/Time: 10/31/02 at 12:55 PM  
Recorded by: Gwen Moffeit

LAKEWAY ESTATES [B/71] V605/146 V2234/876  
Document Number: 2020-00020800  
Receipt Number: 2020-21422  
Recorded Date/Time: 12/29/20 at 10:25 AM  
Recorded by: Janice Hankins

5. The Name and Mailing Address of the Association:

Lakeway Estates Property Owners Association, Inc.  
P.O. Box 43264  
Seven Points, TX 75143

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Lakeway Estates Property Owners Association Inc.  
ATTN: Mr. Tommy Salvato  
Designated Representative  
P.O. Box 43264  
Seven Points, TX 75143  
(210) 857-5192  
tommysalvato@yahoo.com

7. The Association's Dedicatory Instruments are available to Members online at:

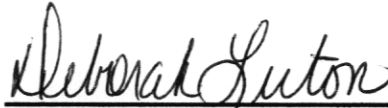
[www.lakewayestates.org](http://www.lakewayestates.org)

8. The Amount and Description of the Fees and Other Charges Charged by the Association in connection with a Property Transfer:

Property Owners Association Transfer Fee: \$250.00

Executed on this 6th day of January, 2025.

**Lakeway Estates Property Owners Association, Inc.**



Deborah Luton, President

Deborah Luton

Printed Name

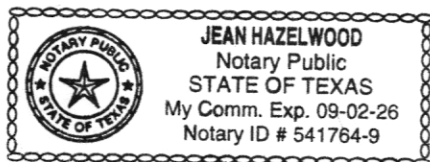


Initials

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS       §  
    §  
 THE COUNTY OF HENDERSON §

BEFORE ME, the undersigned notary public, on this 6th day of January, 2025  
 personally appeared Deborah Luton, President of the Lakeway Estates Property Owners' Association, Inc., known to me  
 to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that s/he executed the  
 same for the purpose and in the capacity therein expressed.



Jean Hazelwood  
 Notary Public in and for the State of Texas