

PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
LAKEWOOD HILLS COMMUNITY IMPROVEMENT ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

LAKEWOOD HILLS COMMUNITY IMPROVEMENT ASSOCIATION, a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The name of the subdivision is Lakewood Hills Sections One and Two.
- (2) The name of the association is Lakewood Hills Community Improvement Association.
- (3) The subdivision is recorded in the Map or Plat Records of Harris County, Texas, as follows:
 - a. Lakewood Hills, Section One, under Clerk's Film Code No. 385125;
 - b. Lakewood Hills, Section Two, under Clerk's Film Code No. 418137;
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
 - a. Declaration of Covenants, Conditions, Restrictions and Easement Lakewood Hills Section One, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. S490584;
 - b. First Supplemental Declaration of Covenants, Conditions, Restrictions and Easements, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. T716913;
 - c. Amendment to Declaration of Covenants, Conditions, Restrictions and Easement for Lakewood Hills, Section One, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 20060074862.

- (5) The name and mailing address of the Association is:

Lakewood Hills Community Improvement Association
c/o Lone Star Regional Management
3200 Wilcrest Dr., Ste. 170-4
Houston, Texas 77042.

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:

- a. Lone Star Regional Management;
- b. 3200 Wilcrest Dr., Ste. 170-4, Houston, Texas 77042, Attn: Amanda Huot;
- c. (713) 496-1315;
- d. management@lonestarregional.com.

(7) The Association's website address is: www.lonestarregional.com.

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

- a. Transfer Fee: \$350.00
- b. Resale Certificate Fee: \$375.00;
- c. Resale Certificate Update: \$75.00;
- d. Refinance Fee: \$100.00;
- e. Rush Fee: \$150.00;
- f. Payoff Request Fee: \$175.00;
- g. Deed Restriction Violation Inspection Fee: \$250.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 5th DAY OF June, 2025.

By: Amanda Huot, Managing Agent for
Lakewood Hills Community Improvement Association, on behalf of
Lone Star Regional Management.

Print Name: Amanda Huot

STATE OF TEXAS

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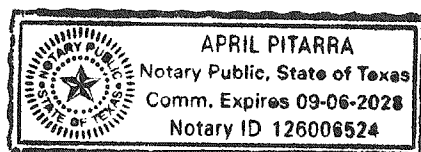
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COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared Amanda Huot, of Lone Star Regional Management, Managing Agent for Lakewood Hills Community Improvement Association., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 10 day of June, 2025.



[Signature]
Notary Public, State of Texas

RP-2025-236949
Pages 3
06/20/2025 11:29 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$29.00

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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