

**2022 MANAGEMENT CERTIFICATE  
PURSUANT TO TEXAS PROPERTY CODE 209.004**

**THE STATE OF TEXAS           §  
  §  
COUNTY OF SAN JACINTO   §**

**KNOW ALL MEN BY THESE PRESENTS:**

L.E.P.O.A LAKEVIEW ESTATES PROPERTY OWNER'S ASSOCIATION, INC., a Texas Non-Profit Corporation and Property Owners' Association as defined by Chapter 209.004, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- (A) The name of the subdivision is: Lakeview Estates.
- (B) The name of the association is: L.E.P.O.A LAKEVIEW ESTATES PROPERTY OWNER'S ASSOCIATION, INC., and the mailing address of the association is: P.O. Box 1071, Coldspring, Texas 77331.
- (C) The name and mailing address of the person managing the association or the association's designated representative is: Randall Walker, Telephone 713-426-7456, Email Address [RandallW@kirksey.com](mailto:RandallW@kirksey.com).
- (D) Website: lakeviewestatespoa.com.
- (E) The recording data for the subdivision filed in the San Jacinto County Clerk's Plat Records is:
  - (1) Section I: File 65-1388, Volume 97, Page 297;
  - (2) Section II: File 75-2084, Volume 5, Page 3;
  - (3) Section III: File 83-4818, Volume 7, Page 35; and
  - (4) Section III: Partial Replat - Volume 8, Page 23.

**DECLARATORY INSTRUMENT IDENTIFICATION:**

1. Section I: Reservations and Restrictions [1966] - Clerk's File No. 1760, Volume 102, Page 140, Deed Records of San Jacinto County, Texas;
2. Section II: Dedication and Restrictions [1983] - Clerk's File No. 6195, Volume 236, Page 404, Deed Records of San Jacinto County, Texas;
3. Section III: Dedication and Restrictions [1983] - Clerk's File No. 6196, Volume 236, Page 408, Deed Records of San Jacinto County, Texas;
4. [1986] Resolution to Extend Restrictions by the Board of Directors of Lakeview Estates Property Owner's Association to Section I - Clerk's File No. 622, Volume 46, Page 101, Deed Records of San Jacinto County, Texas;

5. [1987] Amended Restrictive Covenants for Lakeview Estates Subdivision - Section One, with attached Acknowledgments of Property Owners - Clerk's File No. 1025, Volume 47, Page 653, Deed Records of San Jacinto County, Texas;
6. [1991] Amended Restrictive Covenants for Lakeview Estates Subdivision - Sections I, II & III - Clerk's File No. 4449, Volume 134, Page 435, Official Public Records of San Jacinto County, Texas;
7. [1991] Amended Bylaws - Clerk's File No. 4450, Volume 134, Page 447, Official Public Records of San Jacinto County, Texas;
8. 1996 Amendments to Bylaws - Volume 290, Page 738, Official Public Records of San Jacinto County, Texas;
9. [1998] Articles of Amendment to Articles of Incorporation - Clerk's File No. 5073, Volume 290, Page 737, Official Public Records of San Jacinto County, Texas;
10. [1999] Articles of Amendment to Articles of Incorporation as Exhibit "A" attached to 2012 Management Certificate - Clerk's File No. 2012003859, Page 15247, Official Public Records of San Jacinto County, Texas;
11. 2012 Amendment to the Bylaws - Clerk's File No. 2012004366, Page 17280, Official Public Records of San Jacinto County, Texas;
12. [2013] Amendment to 1991 Deed Restrictions, Sections I, II & III - Clerk's File No. 20145150, Page 21429, Official Public Records of San Jacinto County, Texas;
13. [2014] Declaration of Governing Documents and Organization for L.E.P.O.A. Lakeview Estates Property Owners Association, Inc. - Clerk's File No. 20145149, Page 21426, Official Public Records of San Jacinto County, Texas;
14. 2022 Amendment to the Bylaws - Clerk's File No. 20222975, Page 15739, Official Public Records of San Jacinto County, Texas; and
15. [2022] Adoption of Amendment to Restrictive Covenants Regarding Leasing - Clerk's File No. 20223049, Page 16151, Official Public Records of San Jacinto County, Texas.

**OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:**

**Board of Directors/Officers**

President	Randall Walker
Vice-President	Claire Hoffman
Secretary	Kathleen Knolle
Treasurer	Tom Patton
Director at Large	Kevin Minor

Architectural Control Committee: Bron Clear  
Email: [geologyx2@yahoo.com](mailto:geologyx2@yahoo.com)

Annual Maintenance Fees \$75.00 per lot.

Records Transfer Fee \$375.00

Update Fee \$75.00

Executed this 20th day of April, 2022.



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Randall Walker, President  
L.E.P.O.A Lakeview Estates Property  
Owner's Association, Inc.

THE STATE OF TEXAS §

COUNTY OF San Jacintos

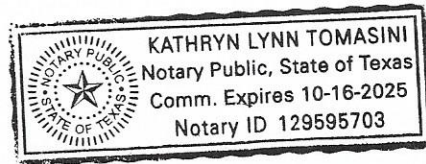
On this day, personally appeared to me, Randall Walker, President of L.E.P.O.A. Lakeview Estates Property Owner's Association, Inc., known to me through the following method of identification: Texas O. L., to be the person whose name is subscribed to the foregoing instrument, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30<sup>th</sup> day of April, 2022.

Kathryn Tomasini  
Notary Public, State of Texas

Please return to:

L.E.P.O.A. Lakeview Estates Property  
Owner's Association, Inc.  
P.O. Box 1071  
Coldspring, TX 77331



Filed for Record in:  
San Jacinto County

On: May 02, 2022 at 10:43A

As a  
Recordings

Document Number: 20223050

Amount 33.00

Receipt Number - 53074

By:  
Cindy Henderson

STATE OF TEXAS  
COUNTY OF SAN JACINTO  
I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

May 02, 2022

Dawn Wright, County Clerk  
San Jacinto County, Texas