

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**

This Property Owners' Association Management Certificate is being recorded by Lakewood Place Townhome Owners (Houston) Association, Inc., a Texas non-profit corporation, (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code, and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

| <u>Document and<br/>Name of Subdivision</u>  | <u>Recording Data for<br/>Document</u>       | <u>Recording Data for<br/>Subdivision</u>  |
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| Declaration of Covenants, Conditions and Restrictions for Lakewood Place Townhomes   | Harris County Clerk's File No. Z241135       | Film Code No. 592246, Map Records, Harris County, Texas; and as stated in said Declaration |
| First Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakewood Place Townhomes  | Harris County Clerk's File No. 20120354983   | As stated in said Declaration  |
| Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakewood Place Townhomes   | Harris County Clerk's File No. 20150219951   | As stated in said Declaration  |
| Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Lakewood Place Townhomes  | Harris County Clerk's File No. RP-2018-16700 | As stated in said Declaration  |
| Articles of Incorporation; Bylaws  | Harris County Clerk's File No. 20070652062   | As stated in said Declaration  |
| Certificate of Amendments to the Bylaws  | Harris County Clerk's File No. 20140237273   | As stated in said Declaration  |
| Open Records Policy; Records Retention Policy; Payment Plan Policy; and Guidelines relating to Rain Barrels and Rain Harvesting Systems Solar Energy Devices, Storm and Energy Efficiency Shingles, Flags, and Religious Items | Harris County Clerk's File No. 20120137512   | As stated in said Declaration  |

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|--|---|-------------------------------|
| Certificate of Resolution of the Board of Directors (Relating to the Imposition of Fines for Violations) | Harris County Clerk's File No. 20140317358    | As stated in said Declaration |
| Cleaning and Maintenance Policy; Landlord/Tenant Policy  | Harris County Clerk's File No. 20140379030    | As stated in said Declaration |
| Seasonal/Holiday Decoration Policy   | Harris County Clerk's File No. 20140539408    | As stated in said Declaration |
| Fireworks Policy; Satellite Dish Policy  | Harris County Clerk's File No. RP-2016-497551 | As stated in said Declaration |
| Pet Policy   | Harris County Clerk's File No. RP-2017-80932  | As stated in said Declaration |
| Condition/Repair Guidelines for Homeowner Responsible/Liable Fencing                                     | Harris County Clerk's File No. RP-2017-167867 | As stated in said Declaration |
| Security Cameras and Lighting Installation Rules   | Harris County Clerk's File No. RP-2019-178856 | As stated in said Declaration |
| Parking Policy dated 04/22/2021  | Harris County Clerk's File No. RP-2021-221817 | As stated in said Declaration |
| 209 Hearing Policy; Security Measures Policy; Bid Solicitation Policy; Display of Religious Items Policy | Harris County Clerk's File No. RP-2021-497509 | As stated in said Declaration |
| Pool Rules   | Harris County Clerk's File No. RP-2023-204207 | As stated in said Declaration |
| Fining and Enforcement Policy and Procedures for Violations of the Governing Documents                   | Harris County Clerk's File No. RP-2024-147021 | As stated in said Declaration |

Name and Mailing Address for Association

Lakewood Place Townhome Owners (Houston) Association, Inc.  
c/o VanMor Properties, Inc.  
7102 Glen Chase Court  
Houston, Texas 77095

Name and Mailing Address of Person Managing  
the Association or its Designated Representative

VanMor Properties, Inc.  
7102 Glen Chase Court  
Houston, Texas 77095

Telephone Number to contact the Association

(832) 593-7300

Email Address to contact the Association

susan@vanmor.com

Association Website

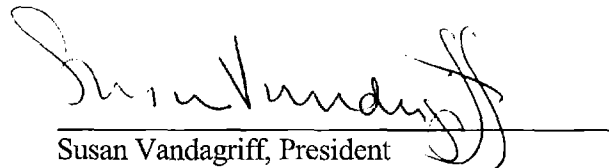
www.lakewoodplacetownhomehoa.org

Transfer of Title Fees

|   |          |
|---|----------|
| Transfer Fee:                                     | \$350.00 |
| Resale Certificate Fee:                           | \$375.00 |
| Updated Resale Certificate Fee (within 180 days): | \$75.00  |
| Questionnaire:                                    | \$375.00 |
| Refinance Fee:                                    | \$100.00 |
| Rush Fee:   | \$100.00 |
| Statement of Account/Payoff Request/Quote Fee:    | \$75.00  |

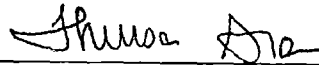
Executed on this the 6<sup>th</sup> day of January, 2025.

Lakewood Place Townhome Owners (Houston)  
Association, Inc., a Texas non-profit  
corporation, acting by and through its managing  
agent, VanMor Properties, Inc.

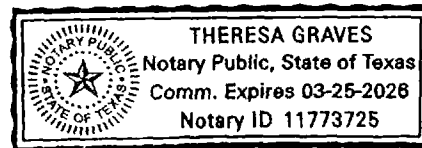
  
Susan Vandagriff, President

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on the 6th day of January, 2025, by Susan Vandagriff, President of VanMor Properties, Inc., the managing agent for Lakewood Place Townhome Owners (Houston) Association, Inc., a Texas non-profit corporation, on behalf of said entity.

  
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Notary Public, State of Texas

When recorded return to:  
Hoover Slovacek LLP  
Galleria Tower II  
5051 Westheimer Rd., Suite 1200  
Houston, Texas 77056



RP-2025-7266  
# Pages 5  
01/08/2025 09:18 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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

RP-2025-7266