

**MANAGEMENT CERTIFICATE  
OF  
LAKEWOOD HOMEOWNERS ASSOCIATION  
(Texas Property Code Section 209.004)**

This Management Certificate, dated April 21, 2023, is filed by Lakewood Homeowners Association, a Texas non-profit corporation, formerly known as Glenwood Acres Landowners Association, in compliance with the requirements of Texas Property Code Section 209.004.

1. Name of the Subdivision. The name of the subdivision is Lakewood (the "Subdivision").
2. Name and Mailing Address of the Association. The name of the property owners' association is Lakewood Homeowners Association (formerly known as Glenwood Acres Landowners Association) (the "Association"). The mailing address of the Association is 6790 Maplewood Drive, Gilmer, Texas 75645.
3. Recording Data for Plats. The plats depicting the lots and other properties within the Subdivision are recorded in the public records, as follows:
  - a. Plat for Glenwood Acres Subdivision, Phase I, recorded in Volume 4, Page 520, Plat Records of Upshur County, Texas.
  - b. Plat for Glenwood Acres Subdivision, Phase II, recorded in Volume 4, Page 521, Plat Records of Upshur County, Texas.
  - c. Plat for Glenwood Acres Subdivision, Phase II, recorded in Volume 4, Page 525, Plat Records of Upshur County, Texas.
  - d. Plat for Glenwood Acres Subdivision, Phase III, recorded in Volume 4, Page 541, Plat Records of Upshur County, Texas.
  - e. Plat for Glenwood Acres Subdivision, Phase IV, recorded in Volume 4, Page 587, Plat Records of Upshur County, Texas.
  - f. Plat for Glenwood Acres Subdivision, Phase V, recorded in Volume 4, Page 616, Plat Records of Upshur County, Texas.
  - g. Plat for Glenwood Acres Subdivision, Phase V, recorded in Volume 4, Page 643, Plat Records of Upshur County, Texas.
4. Recording Data for the Declaration and Declaration amendments. The lots and other properties located within the Subdivision are subject to the terms of a declaration (as amended from time to time) containing restrictive covenants, conditions and other matters governing the ownership, use and occupancy of said lots and other properties located within the Subdivision as set forth in the following documents (collectively, the "Declaration") recorded in the public records:

- a. Restrictions, Covenants and Conditions Applicable to Glenwood Acres Phase I dated December 17, 1971, recorded in Volume 343, Page 488, Official Public Records of Upshur County, Texas.
  - b. Restrictions, Covenants and Conditions Applicable to Glenwood Acres Phase I & II dated March 17, 1972, recorded in Volume 345, Page 493, Official Public Records of Upshur County, Texas.
  - c. Restrictions, Covenants and Conditions Applicable to Glenwood Acres Phase I & II dated March 17, 1972, recorded in Volume 493, Page 1284, Official Public Records of Upshur County, Texas.
  - d. Restrictions, Covenants and Conditions Applicable to Glenwood Acres Phase III dated November 19, 1973, recorded in Volume 358, Page 359, Official Public Records of Upshur County, Texas.
  - e. Restrictions, Covenants and Conditions Applicable to Glenwood Acres Phase IV dated August 19, 1976, recorded in Volume 378, Page 714, Official Public Records of Upshur County, Texas.
  - f. Restrictions, Covenants and Conditions Applicable to Glenwood Acres Phase V dated May 5, 1978, recorded in Volume 394, Page 103, Official Public Records of Upshur County, Texas.
  - g. Restrictions, Covenants and Conditions Applicable to Glenwood Acres Phase V dated December 12, 1979, recorded in Volume 407, Page 414, Official Public Records of Upshur County, Texas.
  - h. Restrictions, Covenants, and Conditions Applicable to Lakewood Home Owners Association dated May 16, 2014, recorded under Clerk's File No. 201403001, Official Public Records of Upshur County, Texas.
5. Other Relevant Instruments. Other relevant instruments of the Subdivision include:
- a. Affidavit Regarding Name Change dated May 16, 2014 recorded under Clerk's File No. 201403000, Official Public Records of Upshur County, Texas.
  - b. Affidavit Regarding Exclusion of All Mobile Home Phases (PH M) dated June 30, 2014 recorded under Clerk's File No. 201404469, Official Public Records of Upshur County, Texas.
  - c. Open Records and Records Retention Policy recorded under Clerk's File No. 202008273, Official Public Records of Upshur County, Texas.

- d. Assessment Collection, Payment Application and Payment Plan Guideline Policy recorded under Clerk's File No. 202008274, Official Public Records of Upshur County, Texas.
6. Name and Mailing Address of Designated Representative. The Association's designated representative is Jerry Mosier. The designated representative's mailing address is 6790 Maplewood Drive, Gilmer, Texas 75645; his telephone number is (903) 734-4127 and his email address is [livingatlakewood@gmail.com](mailto:livingatlakewood@gmail.com).
7. Website. N/A
8. Fees charged by the Association related to a property transfer.  
\$750 membership/initiation fee
9. Other Information. The Association is authorized to levy regular and special assessments secured by a lien on the respective lots located within the Subdivision, as more particularly set forth in the Declaration.

Lakewood Homeowners Association formerly known as Glenwood Acres Landowners Association, a Texas non-profit corporation

By: \_\_\_\_\_

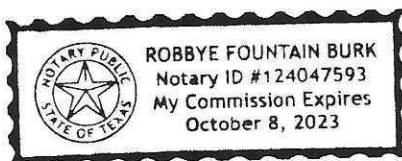
Name: Jerry Mosier  
Its: President

THE STATE OF TEXAS

COUNTY OF Gregg

BEFORE ME, the undersigned notary public, on this day personally appeared Jerry Mosier, President of Lakewood Homeowners Association formerly known as Glenwood Acres Landowners Association, a Texas non-profit corporation, known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 21<sup>st</sup> day of April, 2023, to certify which witness my hand and official seal.



Robbye Fountain Burk  
Notary Public – State of Texas

**AFTER RECORDING, RETURN TO:**

Lakewood Homeowners Association  
6790 Maplewood Drive  
Gilmer, Texas 75645

THE STATE OF TEXAS

COUNTY OF UPSHUR

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Upshur County, Texas.

202302478 CERT  
04/21/2023 10:43 AM



*Terri Ross*

Terri Ross, County Clerk  
Upshur County, Texas