PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE REGAL OAKS COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS

COUNTY OF HARRIS

Regal Oaks Community Association, Inc., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to Section 209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) The subdivision is commonly known as Regal Oaks.
- (2) The name of the Association is Regal Oaks Community Association, Inc., Inc.
- (3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:
 - a. Regal Oaks, Section 1, under Clerk's File No. X392661;
 - b. Regal Oaks, Section 2, under Clerk's File No. Y484366;
 - c. Regal Oaks, Section 3, under Clerk's File No. Z286108;
 - d. Regal Oaks, Section 4, under Clerk's File No. Y484396;
 - e. Regal Oaks, Section 5, under Clerk's File No. Y913170.
- (4) The Declarations and any amendments thereto are recorded in the Real Property Records of Harris County, Texas, as follows:
 - Declaration of Covenants, Conditions and Restrictions for Regal Oaks, under Clerk's File No. X682737;
 - b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Regal Oaks, under Clerk's File No. X936856;
 - c. Annexation Agreement for Regal Oaks, Section 4, under Clerk's File No. Y815513.
- (5) The name and mailing address of the Association is:
 - a. Regal Oaks Community Association, Inc., c/o LM Association Management Services, 8990 Kirby Drive, Suite 220, Houston, Texas, 77054.

- (6) The name, mailing address, telephone number, and email address of the Association's Designated Representative is:
 - a. LM Association Management Services;
 - b. 8990 Kirby Drive, Suite 220, Houston, Texas, 77054;
 - c. (281)971-0136;
 - d. lynda@lmams.net.
- (7) The Association's website address is: lmams.net
- (8) The following fees are charged by the Association relating to a property transfer in the subdivision:

a. Resale Certificate:

\$350.00;

i. Expedite Fee (one-day):

\$150.00:

ii. Expedite Fee (three-day):

\$125.00;

b. Resale Certificate Update:

\$75.00:

c. Transfer Fee:

\$220.00;

d. Inspection Fee

\$125.00:

e. Refinance Statement of Account:

\$75.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the subdivision, 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, and it does not purport to identify every publicly recorded document affecting the subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 9 DAY OF July, 2025.

By:

Lynda Shelton, of LM Association Management Services, as agent for Regal Oaks

Community Association, Inc.:

STATE OF TEXAS

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COUNTY OF HARRIS

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LUIS FERNANDO SANCHEZ Notary Public, State of Texas

Comm. Expires 09-02-2028 Notary ID 132654741

This instrument was acknowledged before me on the ______day of July, 2025, by Lynda Shelton, of LM Association Management Services, as agent for Regal Oaks Community Association, Inc.

Notary Public, State of Texas