

**PROPERTY OWNERS' ASSOCIATION  
MANAGEMENT CERTIFICATE**  
*for*  
**LAKESHORE AT TOWNE LAKE COMMUNITY ASSOCIATION, INC.**

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STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS       §

The undersigned, being the Managing Agent for Lakeshore at Towne Lake Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Lakeshore.
2. Name of Association: The name of the Association is Lakeshore at Towne Lake Community Association, Inc.
3. Recording Data for the Subdivision:

Towne Lake, Section Forty (40), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 674762 of the Map Records of Harris County, Texas and all amendments to or replats of said map or plat, if any.

Towne Lake, Section Forty-Four (44), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 683285 of the Map Records of Harris County, Texas and all amendments to or replats of said map or plat, if any.

4. Recording Data for the Declaration: \*

a. Documents:

- (1) Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Towne Lake.
- (2) First Amendment to Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Towne Lake.
- (3) Second Amended and Restated Annexation of Towne Lake, Section 40 [Commonly Known as Lakeshore] [Affecting Towne Lake, Section 40 and Section 44].

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2023-111825.
- (2) Harris County Clerk's File No. RP-2024-450353.
- (3) Harris County Clerk's File No. RP-2023-451972 and re-recorded under Clerk's File No. RP-2023-452337.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lakeshore at Towne Lake Community Association, Inc. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Carolyn Bonds, PCAM, Crest Management Company. Address: 17171 Park Row, Suite 310, Houston, Texas 77084. Phone No.: 281.579.0761. Email Address: info@crest-management.com.
7. The Association's Dedicatory Instruments are Available to Members online at [www.crest-management.com](http://www.crest-management.com).
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

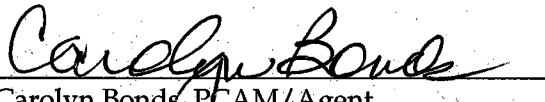
| Description  | Fee  |
|--|--|
| Resale Certificate   | \$ 375.00  |
| Resale Certificate Update  | No charge for 30 days; \$75.00 for 180 days  |
| Transfer Fee   | \$ 295.00  |
| Refinance Statement of Account                                     | \$ 75.00   |
| Rush Fee   | \$ 100.00 for document needed in less than 3 business days   |
| Lakeshore Reserve Assessment [Annexation Article VII, Section B.2] | Upon the sale of a Lakeshore Lot, the purchaser of the Lakeshore Lot is required to pay to the Lakeshore Association a Lakeshore Reserve Assessment in an amount that is not less than ½ of the Annual Maintenance Charge. The Lakeshore Reserve Assessment for 2025 is \$769.00. The Lakeshore Reserve Assessment is due and payable to the Lakeshore Association on the date that the deed conveying the Lakeshore |

|  |  |
|--|--|
|  | Lot is recorded. For future years, the amount must be confirmed with the Association.  |
| Reserve Assessment<br>[Annexation Article VII,<br>Section C] | Notwithstanding any provision in Section 6.8 of the Declaration to the contrary, upon the conveyance of a Lakeshore Lot by Declarant (whether or not a completed Residential Dwelling exists on the Lakeshore Lot), the purchaser of the Lakeshore Lot is obligated to pay to the Association a Reserve Assessment as provided in Section 6.8 of the Declaration. The Reserve Assessment must be confirmed with the Association. |

EXECUTED on this 24 day of February, 2025.

LAKESHORE AT TOWNE LAKE  
COMMUNITY ASSOCIATION, INC.

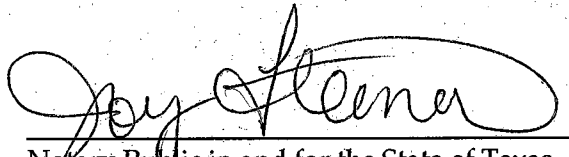
By: Crest Management Company, Managing Agent

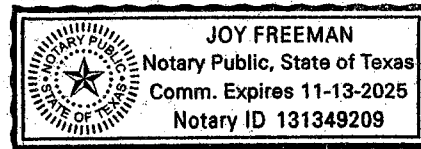
  
Carolyn Bonds, PCAM/Agent

\*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 24 day of February 2025 personally appeared Carolyn Bonds, PCAM/Agent of Crest Management Company, Managing Agent of Lakeshore at Towne Lake Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas



RP-2025-63928

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# Pages 5  
02/24/2025 10:42 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-2025-63928