



PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
LAKESIDE VILLAGE AT CROSS CREEK RANCH TOWNHOMES RESIDENTIAL
ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

LAKESIDE VILLAGE AT CROSS CREEK RANCH TOWNHOMES RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Lakeside Village at Cross Creek Ranch Townhomes;
- (2) the name of the Association is Lakeside Village At Cross Creek Ranch Townhomes Residential Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:
 - (a) Lakeside Village at Cross Creek Ranch Townhomes, Section One, under Clerk's File Nos. 20220021;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
 - (a) Declaration of Covenants, Conditions and Restrictions for Lakeside Village At Cross Creek Ranch Townhomes, under Clerk's File No. 2022087062;
 - (b) First Amended and Restated Supplemental Amendment And Declaration of Supplemental Restrictions for Lakeside Village at Cross Creek Ranch, under Clerk's File No. 2022085252;
 - (c) Second Amended and Restated Supplemental Amendment And Declaration of Supplemental Restrictions for Lakeside Village at Cross Creek Ranch, under Clerk's File No. 2022116275;
 - (d) Third Amended and Restated Supplemental Amendment And Declaration of Supplemental Restrictions for Lakeside Village at Cross Creek Ranch, under Clerk's File No. 2023110312;
- (5) the name and mailing address of the Association is:

(a) Lakeside Village At Cross Creek Ranch Townhomes Residential Association, Inc., c/o FirstService Residential, 1330 Enclave Pkwy, Suite 425, Houston, TX 77077;

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) FirstService Residential, 1330 Enclave Pkwy, Suite 425, Houston, TX 77077;

(b) 1-877-253-9689;

(c) houston@fsrsresidential.com;

(7) The Association's website address is: lakesidevillagecrosscreek.connectresident.com;

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$375.00;

(b) Resale Certificate Update - \$75.00;

(c) Refinance Fee - \$100.00;

(d) Transfer Fee - \$340.00;

(e) Welcome Packet fee - \$26.50;

(f) Reserve Fee - One-Half of the then current Regular Annual Assessment;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

(10) The Association is also subject to the jurisdiction of Cross Creek Ranch Community Association Inc., please contact them if you have any questions about their jurisdiction;

[SIGNATURE AND NOTARY BLOCK BELOW]

SIGNED THIS 25 DAY OF March, 2024.

By: [Signature], on behalf of
FirstService Residential., Managing Agent for
Lakeside Village At Cross Creek Ranch Townhomes Residential Association, Inc.
Tiffany Garcia
Print Name

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BEFORE ME, the undersigned authority, on this day personally appeared Tiffany Garcia, of FirstService Residential., Managing Agent for Lakeside Village At Cross Creek Ranch Townhomes Residential Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 25 day of March, 2024.

[Signature]
Notary Public, State of Texas

E-RECORDED BY:
HOLTTOLLETT, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

