

PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE

for

ARTESIAN LAKES COMMUNITY ASSOCIATION, INC.**STATE OF TEXAS** §

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COUNTY OF LIBERTY §

WHEREAS section 209.004 of the Texas Property Code (the "Code") requires that a property owners' association file a management certificate in the real property records of the county in which the property is located, and

WHEREAS Artesian Lakes Community Association, Inc., a non-profit corporation (the "Association"), is a property owners' association as defined in section 209.003 of the Code and has property located in Liberty County, Texas,

NOW THEREFORE, the undersigned, being the Managing Agent for the Association, submits the following information pursuant to Section 209.004 of the Code which supersedes any prior Management Certificate filed by the Association.

1. Name of the subdivision.

The name of the subdivisions collectively known as Artesian Lakes are as follows:

Subdivision Name
Artesian Lakes section 1
Artesian Lakes section 2
Artesian Lakes section 3
Artesian Lakes section 4
Artesian Lakes section 5
Artesian Lakes section 6
Artesian Lakes Tract

2. Name of the association.

Artesian Lakes Community Association, Inc.

3. Recording data for the subdivision.

The recording data in the Plat Records of Liberty County, Texas are as follows:

Plat Name	Filing Date	Clerk File Number
Artesian Lakes Section One	07/14/2004	2004010746
Artesian Lakes Section Two	07/13/2004	2006010102
Artesian Lakes Section Three	08/16/2007	2007011367
Artesian Lakes Section Four	06/16/2009	2009007029
Artesian Lakes Section Five	12/20/2011	2011015913
Artesian Lakes Section Six	03/17/2014	2014004213
Artesian Lakes Tract	07/14/2004	2004010746

4. Recording data for the declaration and any amendments to the declaration.

The recording data in the Real Property Records of Liberty County, Texas are as follows:

Document Name	Filing Date	Clerk File Number
First Amended and Restated Declaration of Covenants, Conditions and Restrictions	12/13/2004	2004018487
First Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions	07/11/2006	2006010000
Supplemental Amendment to the Declaration of Covenants, Conditions and Restrictions	08/02/2007	2007011748
Second Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions	08/15/2017	2017015514
Artesian Lakes Community Association	08/11/2020	2020024585

5. Name and mailing address for the association.

Artesian Lakes Community Association, Inc.
c/o C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

6. Name, mailing address, telephone number and email address of the person managing the association or its designated representative.

C.I.A. Services, Inc.
18333 Timber Forest Drive
Humble, TX 77346

Telephone: 713-981-9000

Email: CustomerCare@ciaservices.com

7. Website address of any internet website on which the association's dedicatory instruments are available.

www.ciaservices.com

8. Amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision.

The following fees may be charged relating to a property transfer. Those marked as optional are only required if the document or service is requested by the buyer, seller or their agents, the lender, title company or other associated with the property transfer.

Fee	Amount	Description
Transfer Fee	\$250	Collected at closing if the property actually transfers
Transfer Fee - Refinance	\$100	Collected at closing if the property loan is refinanced
Assessment Quote	\$104	Verification of fees due to Association
Quote Update	\$35	Optional: update to assessment quote within 30 days
Resale Certificate	\$375	Optional: package in compliance with Code
Resale Certificate Update	\$75	Optional: update to resale certificate within 180 days
Compliance Inspection	\$120	Optional: onsite inspection for resale certificate, if required
Compliance Reinspection	\$120	Optional: reinspection for initial non-compliance, if needed
Lender Questionnaire	\$275	Optional: document requested by some lenders for loan
Standard Response Time	\$0	No later than 10 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspections & lender questionnaires

Rush Request	\$100	Optional: within 5 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspections & lender questionnaires
Expedited	\$200	Optional: within 2 business days – additional cost for assessment quotes/updates, resale certificates/updates, compliance inspections/reinspections & lender questionnaires

9. Other information the association considers appropriate.

- New owners are encouraged to provide email addresses and/or cell phone numbers to Association representative in #6 above in order to receive emails and/or text messages with Association news, alerts and meeting announcements. Communication preferences may be updated at any time.

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing 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/association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

EXECUTED on this 20th day of December, 2023.

Artesian Lakes Community Association, Inc.

By: C.I.A. Services, Inc., Managing Agent



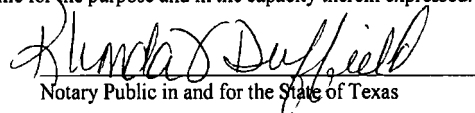
Todd Miksch, Community Manager

STATE OF TEXAS

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COUNTY OF LIBERTY

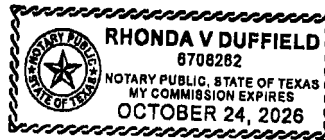
BEFORE ME, the undersigned notary public, on this 20 day of December, 2023 personally appeared Todd Miksch, Community Manager for C.I.A. Services, Inc., Managing Agent for Artesian Lakes Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

After recording, please return to:

C.I.A. Services, Inc.
PO Box 63178
465 Bear Springs Road
Pipe Creek, TX 78063-3178



**THE STATE OF TEXAS
COUNTY OF LIBERTY**

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 Liberty County, Texas.

2023052413 CERT

12/20/2023 02:32:43 PM Total Fees: \$34.00

A handwritten signature in cursive script, appearing to read "Lee Haidusek Chambers".

Lee Haidusek Chambers, County Clerk
Liberty County, Texas