

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**LAKES OF FAIRFIELD NEIGHBORHOOD ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

LAKES OF FAIRFIELD NEIGHBORHOOD 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 Lakes of Fairfield.
- (2) The name of the association is Lakes of Fairfield Neighborhood Association, Inc.
- (3) The subdivision is recorded in the Map Records of Harris County, Texas, as follows:
  - a. Lakes of Fairfield, Section 1, under Clerk's Volume/Page No.: 386/110;
  - b. Lakes of Fairfield, Section 2, under Clerk's Volume/Page No.: 401/005;
  - c. Lakes of Fairfield, Section 3, under Clerk's Volume/Page No.: 412/059;
  - d. Trails of Fairfield, Section 4, under Clerk's Volume/Page No.: 413/008;
  - e. Trails of Fairfield, Section 6, under Clerk's Volume/Page No.: 435/136;
  - f. Trails of Fairfield, Section 7, under Clerk's Volume/Page No.: 437/134.
- (4) The recording data for the declaration and any amendments to the declaration is recorded in the Real Property Records of Harris County, Texas, as follows:
  - a. Declaration of Covenants, Conditions, and Restrictions for Lakes of Fairfield, Section One, under Clerk's File No. S419457;
  - b. Corrected Declaration of Covenants, Conditions, and Restrictions for Lakes of Fairfield, Section One, under Clerk's File No. S533246;
  - c. Annexation of Lakes of Fairfield, Section Two, under Clerk's File No. S907534;
  - d. Annexation of Lakes of Fairfield, Section Three and Trails of Fairfield, Section Four, under Clerk's File No. T752356;
  - e. Annexation of Trails of Fairfield, Section Six and Trails of Fairfield, Section Seven, under Clerk's File No. U426812.

(5) The name and mailing address of the Association is:

Lakes of Fairfield Neighborhood Association, Inc.,  
c/o FirstService Residential Houston  
2925 Briar Park, Suite 700  
Houston, Texas 77042

(6) The name, mailing address, telephone number, and email address of the Association's

Designated Representative is:

- a. FirstService Residential Houston;
- b. 2925 Briar Park, Suite 700, Houston, Texas 77042;
- c. 1-877-253-9689;
- d. Houston@fsresidential.com.

(7) The Association's website address is: <https://lakesoffairfield.connectresident.com/>

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

- a. Transfer Fee: \$340.00;
- b. Resale Certificate Fee: \$375.00;
- c. Resale Certificate Update: \$75.00;
- d. Refinance Fee: \$100.00;
- e. Welcome Packet Fee: \$26.50.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, 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 or Association, and it 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 Subdivisions listed herein are also subject to the jurisdiction of Fairfield Village Community Association, Inc., please review the management certificate for Fairfield Village Community Association, Inc. for a transfer in the Subdivisions.

SIGNED THIS 13 DAY OF November, 2024.

By: Courtney Aguilera, Managing Agent for Lakes of Fairfield  
Neighborhood Association, Inc., on behalf of FirstService Residential Houston.

Courtney Aguilera  
Print Name

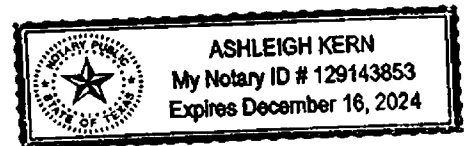
STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Courtney Aguilera, of FirstService Residential Houston, Managing Agent for Lakes of Fairfield Neighborhood 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 13<sup>th</sup> day of November, 2024.

Ashleigh Kern  
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

MAIA BARTEE

Assistant General Counsel

FirstService Residential

14951 Dallas Pkwy Suite 600 Dallas, TX 75254

RP-2024-427167  
# Pages 4  
11/15/2024 11:00 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

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

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