

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LEXINGTON WOODS NORTH COMMUNITY ASSOCIATION**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Lexington Woods North Community Association, 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 Lexington Woods North.
2. Name of Association: The name of the Association is Lexington Woods North Community Association.
3. Recording Data for the Subdivision:
 - a. Lexington Woods North, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 258, Page 1 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Lexington Park, Section One (1), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 618205 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration: *
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Lexington Woods, North.
 - (2) Declaration of Covenants, Conditions and Restrictions for Lexington Park.
 - (3) Amendment to the Declaration of Covenants, Conditions and Restrictions for Lexington Park.
 - (4) Annexation Agreement (Lexington Park).
 - b. Recording Information:
 - (1) Harris County Clerk's File No. F342921.

- (2) Harris County Clerk's File No. 20080028156.
- (3) Harris County Clerk's File No. 20080533613.
- (4) Harris County Clerk's File No. 20080533614.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lexington Woods North Community Association c/o DTA Community Management Services, Inc., 206-A S Loop 336, #270, Conroe, Texas 77304.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: DTA Community Management Services, Inc. Address: 206-A S Loop 336, #270, Conroe, Texas 77304. Phone No.: 832.364.6880. Email Address: customercare@webdta.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.dtatexas.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 Fee	\$ 375.00
Resale Certificate Update Fee	\$ 75.00
Rush Fees (in advance of 10 business days)	\$350.00 1 business day; \$250.00 3 business days; \$150.00 5 business days; \$100.00 7 business days
Transfer Fee	\$ 275.00
Compliance Inspection Fee	\$ 150.00

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EXECUTED on this 19 day of March, 2025.

LEXINGTON WOODS NORTH
COMMUNITY ASSOCIATION

By: DTA Community Management Services, Inc.,
Managing Agent

By: Todd Balla

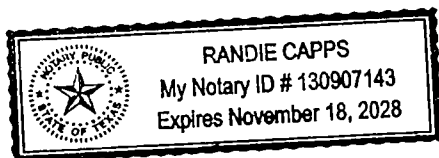
Printed: TODD BALLA

Its: VP of Operations

*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 Montgomery

BEFORE ME, the undersigned notary public, on this 19 day of March, 2025 personally appeared Todd Balla, VP of Operations for DTA Community Management Services, Inc., Managing Agent for Lexington Woods North Community Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Randie Capps
Notary Public in and for the State of Texas

RP-2025-98945
Pages 4
03/19/2025 01:47 PM
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

RP-2025-98945