

**PROPERTY OWNERS' ASSOCIATION**  
**MANAGEMENT CERTIFICATE**

FOR

**Lakewood Trails Community Association, Inc.**

(Pursuant to TEXAS PROPERTY CODE Section 209.004)

1. Name of Subdivision: Lakewood Trails
2. Name of Association: Lakewood Trails Community Association, Inc.
3. Recording Data for the Subdivision:

Lakewood Trails, according to the map or plat thereof filed under Clerk's Film Code No. 424002, in the Map Records of Harris County, Texas.

4. Recording Data for the Declaration:

Declaration of Covenants, Conditions and Restrictions for Lakewood Trails, recorded under Clerk's File No. T984783 in the real property records of Harris County, Texas.

5. Name and Mailing Address of the Association:

Lakewood Trails Community Association, Inc.  
c/o Action Property Management, Inc.  
11078 Regency Green Drive  
Cypress, Texas 77429

6. The name, mailing address, telephone number and email address of the person managing the Association or the Association's designated representative:

Action Property Management, Inc.  
11078 Regency Green Drive  
Cypress, Texas 77429  
Phone: 713-686-4692  
Email: info@actionproperty.net

7. The website address where homeowners may access the Association's dedicatory instruments:

<http://www.actionproperty.net/lakewoodtrails.html>

RP-2024-242045

8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Transfer Fee - \$300.00

Resale Certificate - \$250.00

Resale Certificate Updates - 1-14 days - \$0.00; 15-45 days - \$15.00 and 46-90 days \$40.00

Date: 6-28-24

**LAKEWOOD TRAILS COMMUNITY ASSOCIATION, INC.**  
acting by and through its managing agent,  
Action Property Management, Inc.

By: Lee F Waldheim  
Lee F. Waldheim, Managing Agent

STATE OF TEXAS §

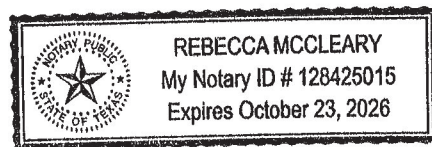
COUNTY OF HARRIS §

This instrument was acknowledged before me on June 28, 2024 by  
Lee F. Waldheim, Managing Agent for Lakewood Trails Community Association, Inc., a  
Texas nonprofit corporation, on behalf of said corporation.

Rebecca McCleary  
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to:

Action Property Management, Inc.  
11078 Regency Green Drive  
Cypress, Texas 77429



7096.0006

RP-2024-242045  
# Pages 3  
07/02/2024 11:28 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$29.00

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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-242045