

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE  
For  
COMMUNITY HOMEOWNERS ASSOCIATION OF LAKE FOREST, INC.

The undersigned Association gives notice in accordance with Texas Property Code §209.004.

1. Legal name of owners association: Community Homeowners Association of Lake Forest, Inc.
2. Name of project or subdivision: Lake Forest
3. Recording data for subdivision (Plat recording information for land subject to the deed restrictions): See Exhibit A.
4. Recording data for the declaration and any/all amendments: See Exhibit A.
5. Contact information for association's managing agent:

Name: Ascension Property Management LLC  
Mailing address: P.O. Box 306, Salado, TX 76571  
Phone number: 512-255-1671  
Email address: melissa@ascensionpm.com

6. Association website: www.lakeforestrr.com
7. Amount and description of all fees or charges by the association relating to a property transfer:

Resale certificate fees and resale certificate update fees will not exceed \$375 (resale certificate) and \$75 (update). Other fees associated with the transfer of a lot include an initiation fee equal to 0.15% of the sales price of the lot.

**Please plan ahead when ordering a resale certificate or update**, by law the association has 10 business days to provide the information once the request is received. The resale certificate is a detailed document containing significant amounts of information including lot-specific information, and takes time to compile. The association has no duty to offer "rush" service. Should the association elected offer "rush" or other expedited resale certificate processing, a fee for performing the service in an accelerated timeframe may be charged. This fee is not a fee associated with the transfer of property but is a fee for providing documentation on a timeline more accelerated than required by law. The fee will not exceed \$125.

*Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the property and common areas, prior to purchase. The purpose of this certificate is to provide information sufficient for a title company to correctly identify the community and to contact its governing association. This certificate does not purport to identify every publicly recorded document affecting the property, or to report every piece of information pertinent to the property. No person should rely on this certificate for anything other than instructions for contacting the association in connection with the transfer of title to a home in the subdivision. The registered agent for the association is on file with the Texas Secretary of State.*

This certificate is filed of record in the county where the above-described project is located. It will be valid until a management certificate is filed of record or until a termination of this management certificate is filed of record, whichever is sooner.

Community Homeowners Association of Lake Forest.  
Inc.

By *Paul Yehl*

Printed name Paul Yehl

Title: Officer OR Managing agent (circle one)

Date 1/8/24

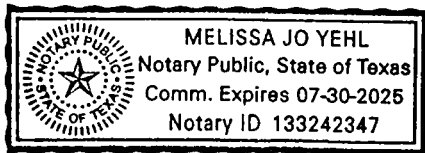
STATE OF TEXAS

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COUNTY OF WILLIAMSON

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This instrument was acknowledged before me on January 8,  
2024 by Paul Yehl in the above stated capacity.



Notary signature *Melissa Jo Yehl*

Notary Public for the State of Texas

Printed name of notary Melissa Jo Yehl

My commission expires 7-30-2025

After recording, please return to:

Niemann & Heyer LLP  
1122 Colorado, Suite 313  
Austin, TX 78701

## Exhibit A

**LAKE FOREST**

1. The following Declaration of Covenants, Conditions, and Restrictions recorded in **Inst. 2000043227 (Lake Forest I, II, III), 2001037242 (Supplementary Declaration), 2004002267 (Supplementary Declaration)**, Official Public Records **Williamson** County, Texas.
2. Notice of Dedicatory Instruments recorded in **Inst. S/331 (Plat Sec1), V/120 (Plat Sec II Village I), V/166, V/194, V/299, V/301, V/325, V/354, W/31, X/73, Z/51, Z/276, 2009074787, 2011083386, 2011084501, 2012069399, 2014002521, 2014055826, 2015003007, 2016069509, 2016069510, 2017085895, 2019009866, 2019073255, 2020016235**, Official Public Records **Williamson** County, Texas.
3. The following amendment(s), if any, to the Declaration of Covenants, Conditions, and Restrictions recorded in **Inst. 2000053882 (First Amendment), 2002070055 (Amendment), 2003005468 (Second Amendment), 2005010217 (Amended and Restated Declaration), 2005073032 (First Amendment to Amended and Restated Declaration), 2007006295 (Declaration Amendment)**, Official Public Records **Williamson** County, Texas.

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2024001834**

Pages: 4 Fee: \$33.00

01/08/2024 03:13 PM

ATAYLOR



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas