

LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC. MANAGEMENT CERTIFICATE

This Property Owners' Association Management Certificate is being recorded by Lakes on Eldridge Community Association, Inc. (the "Association") in compliance with the terms of Chapter 209 of the Texas Property Code and supersedes any prior management certificate filed by the Association. The Association submits the following additional information:

RP-2022-471027  
09/20/2022 RP1 \$38.75

(23)  
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Name of the Subdivision: Lakes on Eldridge.

Name of the Association: Lakes on Eldridge Community Association, Inc.

Recording Data for Association:

The Subdivision is recorded according to the Map and Plat Records in Harris County, Texas, as follows:

- (a) Lakes on Eldridge Section One, recorded under Volume 363, Page 140, along with any supplements or replats thereof;
- (b) Lakes on Eldridge Section Two, recorded under Volume 363, Page 143, along with any supplements or replats thereof;
- (c) Lakes on Eldridge Section Three, recorded under Volume 369, Page 060, along with any supplements or replats thereof;
- (d) Lakes on Eldridge Section Four, recorded under Volume 363, Page 149, along with any supplements or replats thereof;
- (e) Lakes on Eldridge Section Five recorded under Volume 364, Page 002, along with any supplements or replats thereof;
- (f) Lakes on Eldridge Section Six, recorded under Volume 364, Page 005, along with any supplements or replats thereof;
- (g) Lakes on Eldridge Section Seven, recorded under Volume 376, Page 098, along with any supplements or replats thereof;
- (h) Lakes on Eldridge Section Nine, recorded under Volume 379, Page 047, along with any supplements or replats thereof;
- (i) Lakes on Eldridge Section Ten, recorded under Volume 377, Page 143, along with any supplements or replats thereof;
- (j) Lakes on Eldridge Section Eleven, recorded under Volume 377, Page 146, and Replat under Volume 381, Page 077, along with any supplements or replats thereof;
- (k) Lakes on Eldridge Section Twelve, recorded under Volume 386, Page 062, along with any supplements or replats thereof;
- (l) Lakes on Eldridge Section Thirteen, recorded under Volume 386, Page 065, along with any supplements or replats thereof;
- (m) Lakes on Eldridge Section Fourteen, recorded under Volume 386, Page 068, along with any supplements or replats thereof;
- (n) Lakes on Eldridge Section Fifteen, recorded under Volume 386, Page 071, along with any supplements or replats thereof;
- (o) Lakes on Eldridge Section Sixteen, recorded under Volume 386, Page 074, along with any supplements or replats thereof;
- (p) Lakes on Eldridge Section Seventeen, recorded under Volume 397, Page 112, and Replat under Volume 411, Page 092, along with any supplements or replats thereof;
- (q) Lakes on Eldridge Section Eighteen, recorded under Volume 402, Page 065, along with any supplements or replats thereof;

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Shirley M. [Signature]



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*Shirley H. Hight*



- (r) Lakes on Eldridge Section Nineteen, recorded under Volume 402, Page 068, along with any supplements or replats thereof; *lee*
- (s) Lakes on Eldridge Section Twenty, recorded under Volume 417, Page 029, along with any supplements or replats thereof; *lee*
- (t) Lakes on Eldridge Section Twenty-One, recorded under Volume 417, Page 032, along with any supplements or replats thereof. *lee*

**Recording Data for Restrictions:**

The Declarations for the Association are recorded in the Official Public Records of Harris County, Texas, along with any amendments or supplements thereto, as follows:

- (a) The Lakes on Eldridge Declaration of Covenants, Conditions and Restrictions, under Harris County Clerk's File No. R227788, along with any amendments or supplements thereto;
- (b) The Lakes on Eldridge Supplementary Declaration for Area II of Covenants, Conditions and Restrictions, under Harris County Clerk's File No. S031794;
- (c) The Lakes on Eldridge Supplementary Declaration for Area III of Covenants, Conditions & Restrictions, under Clerk's File No. S410451;
- (d) The Lakes on Eldridge Supplementary Declaration for Area IV of Covenants, Conditions & Restrictions, under Clerk's File No. S870868;
- (e) The Lakes on Eldridge Supplementary Declaration for Area V of Covenants, Conditions & Restrictions, under Clerk's File No. T072292;
- (f) The Lakes on Eldridge Supplementary Declaration for Area VI of Covenants, Conditions & Restrictions, under Clerk's File No. T531710;
- (g) Lakes on Eldridge Community Association, Inc. Articles of Incorporation, under Clerk's File No. V323496;
- (h) Bylaws of Lakes on Eldridge Community Association, Inc., under Clerk's File No. V323496;
- (i) Lakes on Eldridge Community Association, Inc. Improvement Guidelines, under Clerk's File No. V323496;
- (j) Lakes on Eldridge Community Association, Inc. Administrative Resolution: Delinquent Assessments, under Clerk's File No. V323496;
- (k) Lakes on Eldridge Community Association, Inc. Exclusive Use-Rental Policy for Recreation Center, under Clerk's File No. V323496;
- (l) Lakes on Eldridge Community Association, Inc. Resolution Regarding Parking on the Street, under Clerk's File No. W126523;
- (m) Lakes on Eldridge Community Association, Inc. First Amendment to By-Laws, under Clerk's File No. 20120009679;
- (n) Lakes on Eldridge Community Association, Inc. Resolution Regarding Transfer Fee on Sales of Property, under Clerk's File No. 20090097682;
- (o) Lakes on Eldridge Community Association, Inc. Resolution Regarding Traffic Safety, under Clerk's File No. 20100337354;
- (p) Lakes on Eldridge Community Association, Inc. Regulation of Solar Panels, under Clerk's File No. 20120009456;
- (q) Lakes on Eldridge Community Association, Inc. Regulation Certain Roofing Materials, under Clerk's File No. 20120009456;
- (r) Lakes on Eldridge Community Association, Inc. Regulation of Composting Devices, Rain Barrels, Rainwater Harvesting Devices and Irrigation Systems, under Clerk's File No. 20120009456;
- (s) Lakes on Eldridge Community Association, Inc. Resolution Regarding Regulation of Flag Display, under Clerk's File No. 20120009456;
- (t) Lakes on Eldridge Community Association, Inc. Regulation of Display of Certain Religious Items, under Clerk's File No. 20120009456;
- (u) Lakes on Eldridge Community Association, Inc. Resolution Regarding Amended Fencing Guidelines, under Clerk's File No. 20120565573;

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*Janice Harp*



- (v) Lakes on Eldridge Community Association, Inc. Policy Regarding Alternative Payment Schedules, under Clerk's File No. 20130551123;
- (w) Lakes on Eldridge Community Association, Inc. Policy Regarding Records Retention, Inspection & Production, under Clerk's File No. 20130551123;
- (x) Lakes on Eldridge Community Association, Inc. Resolution Adopting Rules Regarding Yard and Common Area Signs or Notices, under Clerk's File No. RP-2016-70248;
- (y) Lakes on Eldridge Community Association, Inc. Resolution Adopting Tree Requirements and Allowances, under Clerk's File No. RP-2016-70249;
- (z) Lakes on Eldridge Community Association, Inc. Resolution Regarding Imposition of a Late Penalty for Late Payment Assessments, under Clerk's File No. RP-2016-252878;
- (aa) Lakes on Eldridge Community Association, Inc. Collection Policy, under Clerk's File No. RP-2016-252879;
- (bb) Lakes on Eldridge Community Association, Inc. Resolution Regarding \$250.00 Transfer Fee on Sales of Property, under Clerk's File No. RP-2017-151566;
- (cc) Lakes on Eldridge Community Association, Inc. Policy Regarding Board Actions Via Email, under Clerks File No. RP-2017-237928;
- (dd) Lakes on Eldridge Community Association, Inc. Resolution Adopting Rules Regarding Access Control and Traffic Safety, under Clerk's File No. RP-2018-467051;
- (ee) Lakes on Eldridge Community Association, Inc. Resolution Adopting Regulations for Maintenance, Repair and Replacement of Mailboxes, under Clerk's File No. RP-2019-90109;
- (ff) Lakes on Eldridge Community Association, Inc. Resolution Adopting Rules and Regulations Regarding Use of Vehicles on the Common Areas and Reserves, under Clerk's File No. RP-2020-327239;
- (gg) Lakes on Eldridge Community Association, Inc. Resolution Adopting Landscaping, Sidewalks, and Driveway Requirements, under Clerk's File No. RP-2020-525476;
- (hh) Lakes on Eldridge Community Association, Inc. Architectural Control Committee Denial Letter and Appeal Hearing Policy, under Clerk's File No. RP-2021-587688;
- (ii) Lakes on Eldridge Community Association, Inc. Guidelines for Display of Certain Religious Items, under Clerk's File No. RP-2021-587694;
- (jj) Lakes on Eldridge Community Association, Inc. Swimming Pool Enclosure Policy, under Clerk's File No. RP-2021-587695;
- (kk) Lakes on Eldridge Community Association, Inc. Security Measures Policy, under Clerk's File No. RP-2021-198401.

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**Name and Mailing Address for Association**

Lakes on Eldridge Community Association, Inc.  
c/o Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041



Name, Mailing Address, Telephone Number, and E-Mail Address of Person Managing the Association or its Designated Representative

Principal Management Group of Houston  
c/o PMG Conveyance Department  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041  
713-329-7100  
[webmaster@pmghouston.com](mailto:webmaster@pmghouston.com)

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Website Address of the Association

[www.townsq.io](http://www.townsq.io)

Property Transfer Fee(s) Charged by the Association:

New Account Setup Fee Establishing New Owner's Account in the Association's Records: \$45.00  
Resale Certificate: \$375  
Resale Certificate Update: \$75  
Legacy Account Closure Fee: \$220  
Refinance Statement of Account: \$75  
Expedite Fee for Resale Certificate prior to 10 business day delivery obligation: \$175 for 1 day expedite  
\$125 for 3 day expedite  
Transfer Fee, currently in the amount of \$250.00, at the sale of any lot or home to be paid by the buyer.

*Janice H. Hays*



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Executed on this the 30<sup>th</sup> day of August, 2022

Lakes on Eldridge Community Association, Inc., acting by and through its managing agent, Principal Management Group of Houston

JOR

Ann Osuna, Community Director



*Laura M. Hightower*

County Clerk Harris County, Texas



STATE OF TEXAS        §  
                                     § COUNTY OF  
HARRIS        §

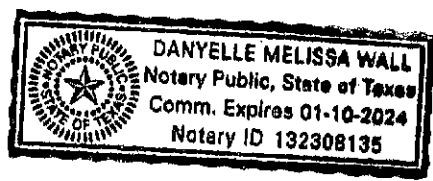
This instrument was acknowledged before me on the 30<sup>th</sup> day of August, 2022 by Ann Osuna, Community Director with Principal Management Group of Houston, the managing agent for Lakes on Eldridge Community Association, Inc., a Texas nonprofit corporation, on behalf of such corporation.

*Danyelle Wall*

Notary Public, State of Texas

*W*

When recorded return to:  
Principal Management Group of Houston  
c/o Andrea Roberts  
11000 Corporate Centre Drive, Suite 150  
Houston, Texas 77041



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*Leneshia Hudspeth*

County Clerk Harris County, Texas



FILED FOR RECORD

8:00:00 AM

Tuesday, September 20, 2022

*Leneshia Hudspeth*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, September 20, 2022

*Leneshia Hudspeth*

COUNTY CLERK  
HARRIS COUNTY, TEXAS



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I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that these pages are a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office  
This September 30, 2022

Teneshia Hudspeth, County Clerk  
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

