

MANAGEMENT CERTIFICATE  
LAKEWOOD VILLAGE PROPERTY OWNERS ASSOCIATION, INC.

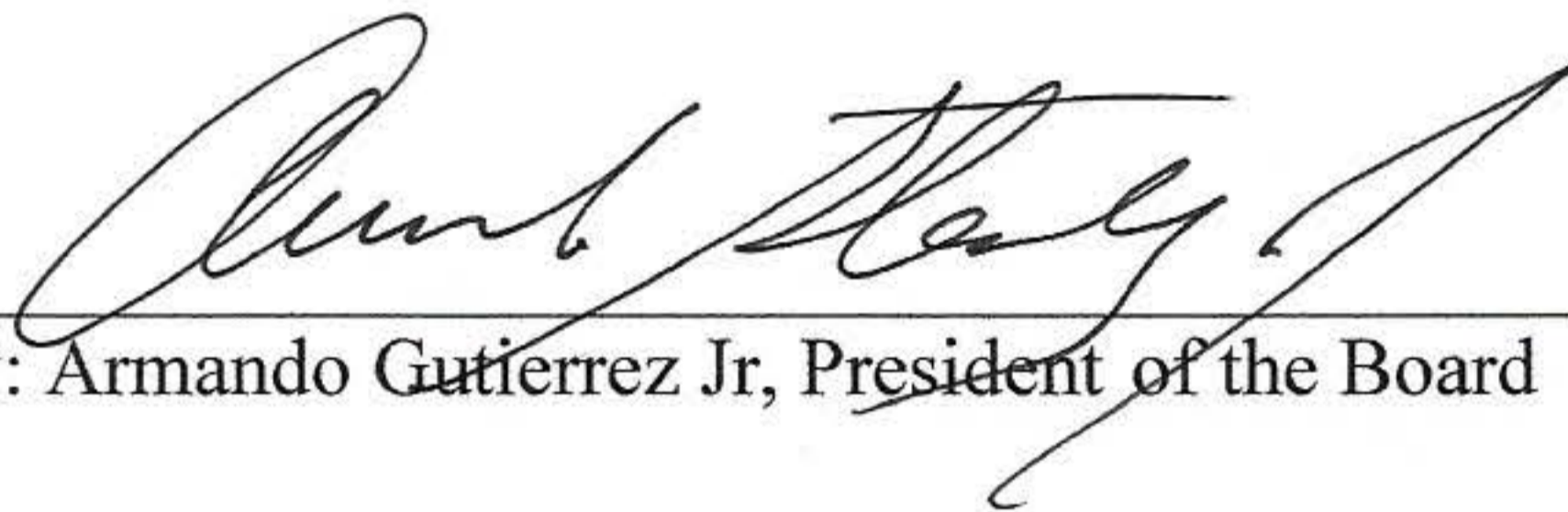
The undersigned, being an Officer of Lakewood Village POA, Inc. (the Association), and in accordance with Section 209.04 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Lakewood Village Unit 1
2. The name of the association is Lakewood Village Property Owners Association, Inc.
3. The recording data for the Subdivision Development is as follow:  
  
Lakewood Village Unit 1, "A planned Development District" in Cameron County, Texas, according to the map or plat thereof recorded Cabinet 1, Slots 475-B, 476A and 476B, Map Records of Cameron County, Texas.
4. The recording data for the declaration applicable to the Subdivision  
  
Declaration of Covenants, Restrictions and Limitation of Lakewood Village Subdivision As recorded in the records of Cameron County, Texas, Official Record 04393, Vol. 149, pages 903 through 911, February 9, 1987, and amended March 1999 and March 2005.
5. The name and mailing address of the Association is  
  
Lakewood Village Property Owners Association, Inc.,  
4515 Graham Rd unit 120,  
Harlingen, TX 78552.
6. The entity managing the Association name and address is the  
  
Board of Directors  
Lakewood Village Property Owners Association, Inc.  
4515 Graham Rd unit 120  
Harlingen, TX 78552.  
  
email address is Lakewoodvillage785@gmail.com.
7. The website address of the association is LWV120.COM
8. Property Transfer Fee(s) charged by the association is \$50 for Resale Certificate.
9. Annual Assessment fee is \$540 per lot based on the original Lakewood Village Unit 1 plat plus additional prorated amounts for additional lots or portions of lots thereof. Assessment fee is due on January 1<sup>st</sup> of each year and considered late if not paid in full

by January 31<sup>st</sup> of the same year. All late assessment fees incurred a penalty of \$10 per month and a charge of 10% annual interest calculated from January 1st. The association reserves the right to bring legal proceeding up to and including foreclosure on liens for the collection of unpaid assessment fees.

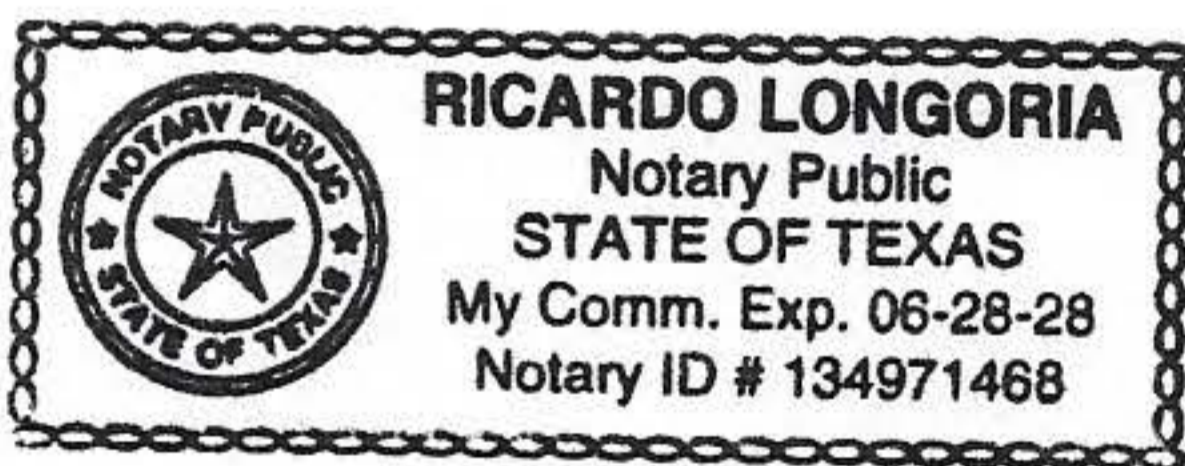
10. Additional assessment fees and penalties do apply for violations of Covenant restrictions and policies as stipulated in the Declaration of Covenants, Restrictions and Limitation of Lakewood Village Subdivision and other policies and as summarized in the "Schedule of Fees".


LAKEWOOD VILLAGE PROPERTY OWNERS ASSOCIATION, INC.  
A Texas Non-profit Corporation,

  
By: Armando Gutierrez Jr, President of the Board

STATE OF TEXAS           §  
                                     §  
CAMERON COUNTY       §

This instrument was acknowledged before me on the 18<sup>th</sup> day of February, 2025 by Armando Gutierrez Jr, President of Lakewood Village Property Owners Association, Inc, a Texas nonprofit corporation, on behalf of said corporation.



  
Notary Public

SEAL

AFTER RECORDING RETURN TO:  
Lakewood Village Property Owners Association, Inc.  
4515 Graham Rd unit 120  
Harlingen, TX 78552