

MANAGEMENT CERTIFICATE

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Lakewood Heights
2. **Name of the Association:** Lakewood Heights Property Owners Association, Inc.
3. **Recording data for the Subdivision:**

Lakewood Heights, Section one (1), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 47, Page 69, of the Map Records of Harris County, Texas; Lakewood Heights, Section two (2), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 52, Page 5, of the Map Records of Harris County, Texas; Lakewood Heights, Section three (3), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 52, Page 52, of the Map Records of Harris County, Texas; Lakewood Heights, Section four (4), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 144, Page 88, of the Map Records of Harris County, Texas; Lakewood Heights, Section five (5), a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 185, Page 81, of the Map Records of Harris County, Texas.

4. **Recording data for the Declaration and Declaration amendments:**

Documents C684678, H067261, F568453, F772479, 1581131, Official Public Records of Harris County, Texas.

5. **Name and mailing address of the Association:** Lakewood Heights Property Owners Association, Inc., c/o Goodwin & Company, PO Box 203310, Austin, TX 78720

6. **Name, mailing address, phone number & email for designated representative:**

Goodwin & Company
PO Box 203310, Austin, TX
855.289.6007
Info@goodwintx.com

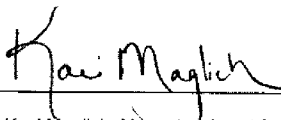
7. **Website address where all dedicatory instruments can be found:**

<https://hlhp.sites.townsg.io/> or www.goodwintx.com, use the "find my community" search bar to locate the community webpage

8. **Fees charged by Association related to a property transfer:**

Resale Certificate: \$375
Resale Certificate Update: \$75
Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:
- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100
Compliance Inspection Fee (optional): \$150
Transfer Fees: \$340
Access Deactivation Fee: \$20

This management certificate is filed of record in Harris County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.



By: Kaci Maglich, Managing Agent for Lakewood Heights
Property Owners Association, Inc., Duly Authorized Agent
Signed: March 10, 2025

AFTER RECORDING RETURN TO:

Goodwin & Company
PO Box 203310
Austin, TX 78720-3310

RP-2025-93664

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

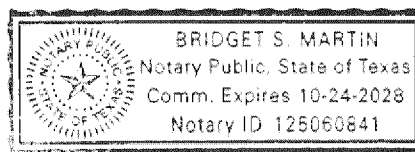
This instrument was signed before me on March 10, 2025, and it was acknowledged that this instrument was signed by Kaci Maglich for the purposes and intent herein expressed.

Bridget Martin

Notary Public in and for the State of Texas

Notary Printed Name: Bridget Martin

My Commission Expires: 10/24/2028



RP-2025-93664

RP-2025-93664
Pages 3
03/17/2025 09:01 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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-93664