

MANAGEMENT CERTIFICATE for
LAKEWOOD OWNERS ASSOCIATION, INC

The undersigned, being an Agent of Lakewood Owners Association (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. **The name of the subdivision development** is Lakewood Estates and Lakewood Park (collectively referred to as the "Subdivision Development").
2. **The name of the Association** is Lakewood Owners Association Inc. (the "Association").
3. **The recording data for the Subdivision Development** is as follows:
 - a. Lakewood Estates Unit I Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 93–96, Plat Records of Bandera County, Texas
 - b. Lakewood Estates Unit II Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 183–185, Plat Records of Bandera County, Texas
 - c. Lakewood Estates Unit III Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 222–224, Plat Records of Bandera County, Texas
 - d. Lakewood Estates Unit IV Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 229–230, Plat Records of Bandera County, Texas
 - e. Lakewood Estates Unit V Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Pages 232–234, Plat Records of Bandera County, Texas
 - f. Lakewood Estates Unit VI Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Page 254, Plat Records of Bandera County, Texas
 - g. Lakewood Park Unit I Subdivision, a subdivision in Bandera County, Texas, as shown on the map or plat recorded at Volume 6, Page 92, Plat Records of Bandera County, Texas
4. **The recording data for the declaration** applicable to the Subdivision Development is as follows:
 - a. Amended and Restated Declaration of Restrictions, Covenants, Conditions and Reservations for Lakewood Estates and Lakewood Park, Bandera, Texas, recorded at Volume 1211, Pages 827–850, Real Property Records of Bandera County, Texas;
5. **Name and mailing address of the Association:**

Lakewood Owners Association
c/o Crane-Quist Ventures
10877 Park Road 37 Suite A
Lakehills, TX 78063

Additional mailbox located at:
100 Lakeridge Loop
Lakehills, TX 78063
6. **Website for the Association:** www.lakewoodownersassociation.com
7. **The name, physical address and contact information of the Association's managing agent:**

Crane-Quist Ventures LLC
10877 Park Road 37 Suite A,
Lakehills, Texas 78063
Phone: 830-751-4020 Fax: 830-751-4009


DOC 00253670 VOL 1280 PG 691

Email: hoa@cqvbookkeeping.com

8. **Transfer Fee Charged:** \$75.00 per plat and paid to the Association
9. **Resale Certificate Conveyance Fee Charged by managing agent:** No more than \$375 per plat to review, compile and prepare the resale certificate package and records for distribution. Revised resale certificates of no more than \$75. Conveyance fee to be paid to the managing agent.
10. **Other information** the Association considers appropriate for the governing, administration or operation of the subdivision and Association is summarized in Exhibit A
11. **Filed with TREC:** Copy of this management certificate has been or will be filed with the Texas Real Estate Commission (TREC) within seven (7) days of the date of filing.

This Management Certificate is effective as of the 9th day of July, 2022 and is filed to comply with the 2021 Texas 87th Legislative Session Senate Bill 1588.

Lakewood Owners Association, a Texas non-profit corporation

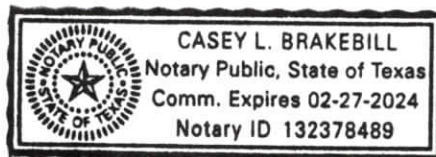
By: 

Print Name: Marcy Crane, Managing Agent

STATE OF TEXAS §
COUNTY OF Bandera §

Before Me, the undersigned authority, appeared Marcy Crane, who, being by me first duly sworn, did upon his/her oath state that the information set forth in the above and foregoing Management Certificate is true and correct to the best of his/her knowledge.

Subscribed and sworn to before me, the undersigned authority, by the above-mentioned affiant on this 9th day of July, 2022, to certify which witness my hand and seal of office.




Notary Public Signature

After Recording Return to:

Lakewood Owners Association
✓c/o Crane-Quist Ventures LLC
10877 Park Road 37 Suite A
Lakehills, Texas 78063

Or hand deliver (if present)

Lakewood Owners Association

EXHIBIT A

The Lakewood Owners Association, a subdivision located in Bandera County, Texas, any other subdivision which have been or may be subsequently annexed thereto and made subject to the authority of the Association, which sections were originally encumbered by dedicatory instruments filed of record in Bandera County, Texas having the legal description as the Lakewood subdivision as follows:

FILED AND RECORDED DOCUMENT	RECORDING INFORMATION
Articles of Incorporation	Volume 247, Page 783
Bylaws	Volume 1245, Page 538-544
Records Production and Copying Policy	Volume 926, Page 528-529
Document Retention Policy	Volume 926, Page 530-531
Payment Plan Policy	Volume 926, Page 532-533
Payment Plan Guidelines	Volume 1140, Page 649-658
Easement Agreement	Volume 934, Page 354-356

This list above may or may not be a complete and exhaustive list of all the legally filed and recorded documents with the County of Bandera, Texas and any and all legally recorded instruments filed prior to the date of this certificate and future filings are subject to this management certificate and the management of the Association by its registered agent until such time as a new management certificate is filed.

Filed for Record in:
Bandera County

On: Jul 18, 2022 at 11:58A

As a
Recording

Document Number: 00253670

Amount 34.00

Receipt Number - 165327
By:
Amy Keenan

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.

STATE OF TEXAS

COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of: Bandera County as stamped hereon by me.

Jul 18, 2022

Tandie Hansfield, County Clerk
Bandera County