



**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**LAKESIDE VILLAGE AT CROSS CREEK RANCH TOWNHOMES RESIDENTIAL**  
**ASSOCIATION, INC.**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

LAKESIDE VILLAGE AT CROSS CREEK RANCH TOWNHOMES RESIDENTIAL ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates, as follows:

- (1) the name of the Subdivision is Lakeside Village at Cross Creek Ranch Townhomes;
- (2) the name of the Association is Lakeside Village At Cross Creek Ranch Townhomes Residential Association, Inc.;
- (3) the Subdivision is recorded in the Map and Plat Records of Fort Bend County, Texas, as follows:
  - (a) Lakeside Village at Cross Creek Ranch Townhomes, Section One, under Clerk's File Nos. 20220021;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Fort Bend County, Texas, as follows:
  - (a) Declaration of Covenants, Conditions and Restrictions for Lakeside Village At Cross Creek Ranch Townhomes, under Clerk's File No. 2022087062;
  - (b) First Amended and Restated Supplemental Amendment And Declaration of Supplemental Restrictions for Lakeside Village at Cross Creek Ranch, under Clerk's File No. 2022085252;
  - (c) Second Amended and Restated Supplemental Amendment And Declaration of Supplemental Restrictions for Lakeside Village at Cross Creek Ranch, under Clerk's File No. 2022116275;
  - (d) Third Amended and Restated Supplemental Amendment And Declaration of Supplemental Restrictions for Lakeside Village at Cross Creek Ranch, under Clerk's File No. 2023110312;
- (5) the name and mailing address of the Association is:

(a) Lakeside Village At Cross Creek Ranch Townhomes Residential Association, Inc., c/o FirstService Residential, 2925 Briarpark, Suite 700, Houston, TX 77042

(6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:

(a) FirstService Residential, 2925 Briarpark Dr, Suite 700, Houston, TX 77042

(b) 1-877-253-9689;

(c) [houston@fsrsresidential.com](mailto:houston@fsrsresidential.com);

(7) The Association's website address is: [lakesidevillagecrosscreek.connectresident.com](http://lakesidevillagecrosscreek.connectresident.com);

(8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate Fee - \$375.00;

(b) Resale Certificate Update - \$75.00;

(c) Refinance Fee - \$100.00;

(d) Transfer Fee - \$340.00;

(e) Welcome Packet fee - \$26.50;

(f) Reserve Fee - One-Half of the then current Regular Annual Assessment;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as to perform a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

(10) The Association is also subject to the jurisdiction of Cross Creek Ranch Community Association Inc., please contact them if you have any questions about their jurisdiction;

**[SIGNATURE AND NOTARY BLOCK BELOW]**

SIGNED THIS 6 DAY OF November, 2024.

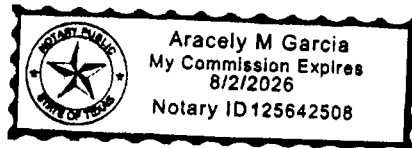
By: [Signature], on behalf of  
FirstService Residential, Managing Agent for  
Lakeside Village At Cross Creek Ranch Townhomes Residential Association, Inc.

CRAIG PHILLIPS  
Print Name

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

BEFORE ME, the undersigned authority, on this day personally appeared Craig Phillips, of FirstService Residential, Managing Agent for Lakeside Village At Cross Creek Ranch Townhomes Residential Association, Inc., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 6 day of November, 2024.



[Signature]  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
MAIA BARTEE  
Assistant General Counsel  
FirstService Residential  
14951 Dallas Pkwy Suite 600 Dallas, TX 75254