

**AMENDED AND RESTATED MANAGEMENT CERTIFICATE  
OF  
LAKEHAVEN RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer or managing agent of Lakehaven Residential Community, Inc., a Texas nonprofit corporation (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS MANAGEMENT CERTIFICATE AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN MANAGEMENT CERTIFICATE OF LAKEHAVEN RESIDENTIAL COMMUNITY, INC., RECORDED UNDER DOCUMENT NO. 2023000009598, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

1. The name of the subdivision: Lakehaven.
2. The name of the Association: Lakehaven Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lakehaven, recorded under Document No. 2023000008667 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Lakehaven Residential Community, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Neighborhood Management, Inc.
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002, Attn.: Jenn Barnes-Callahan
Telephone Number::	(972) 359-1548 x143
Email Address:	<u><a href="mailto:managementcertificate@nmitx.com">managementcertificate@nmitx.com</a></u>

7. Website to access the Association's dedicatory instruments:  
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$500.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00

Optional Inspection Fee - \$150.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

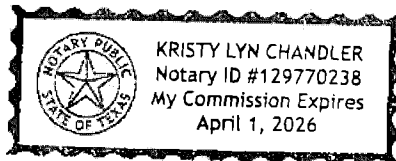
LAKEHAVEN RESIDENTIAL COMMUNITY, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: Bobby Samuel  
Title: Vice President

STATE OF TEXAS §  
COUNTY OF Collin §

This instrument was acknowledged before me on the 9 day of October, 2023 by Bobby Samuel the Vice President of Lakehaven Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lakehaven, recorded under Document No. 2023000008667 in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time.
2. Lakehaven Community Manual, recorded under Document No. 2023000009136 in the Official Public Records of Collin County, Texas.
  - (a) Lakehaven First Supplement to Community Manual, recorded under Document No. 2023000117951, in the Official Public Records of Collin County, Texas, as amended and supplemented from time to time
3. Lakehaven Adoption of Working Capital Assessment, recorded under Document No. 2023000009098 in the Official Public Records of Collin County, Texas.
4. Lakehaven Notice of Plat Recordation [Phases 1 and 2], recorded under Document No. 2023000117944, in the Official Public Records of Collin County, Texas

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2023000118405

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 13, 2023 11:12 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

**File Information:**

Document Number: 2023000118405  
Receipt Number: 20231013000008  
Recorded Date/Time: October 13, 2023 11:12 AM  
User: Jennifer W  
Station: Station 3

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX