

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
for
LAKESIDE COVE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Managing Agent for Lakeside Cove Community Association, Inc., a non-profit corporation ("Association") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

1. Name of Subdivision: The name of the subdivision is Lakeside Cove.
2. Name of Association: The name of the Association is Lakeside Cove Community Association, Inc.
3. Recording Data for the Subdivision:
 - a. The Woodlands Village of Grogan's Mill Lake Harrison, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2013-058091 of the Plat Records of Montgomery County, Texas, and all amendments to or replats of said maps or plats, if any.
4. Recording Data for the Declaration:*
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Lakeside Cove.
 - b. Recording Information:
 - (1) Montgomery County Clerk's File No. 2013110319.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lakeside Cove Community Association, Inc. c/o KRJ Management, Inc., 1800 Augusta Drive, Suite 200, Houston, Texas 77057.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: KRJ's Conveyance

Department, KRJ Management, Inc. Address: 1800 Augusta Drive, Suite 200, Houston, Texas, 77057. Phone No.: (713) 600-4000. Email Address: smile@krjcares.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.krjcares.com
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

| Description | Fee |
|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Resale Certificate | \$300.00 |
| Updated Resale Certificate | \$75.00 |
| Transfer Fee (Managing Agent) | \$300.00 |
| Refinance Fee | \$125.00 |
| Statement of Accounts | \$150.00 |
| Capitalization Fee [Declaration Article XIII, Section E] | The Capitalization Fee is equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2023 is \$3,670.75. Some exemptions may apply. For future years, the Capitalization Fee amount must be confirmed with the Association. |

Executed on this 11th day of May, 2023.

LAKESIDE COVE COMMUNITY
ASSOCIATION, INC.

By: KRJ Management, Inc., Inc., Managing Agent

By: 

Printed: Michael Cruz

Its: Senior Director, Community Management

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision.

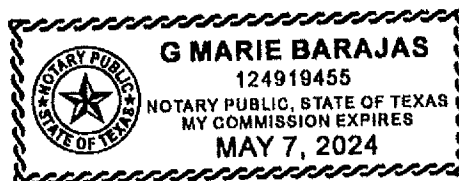
Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 11th day of May, 2023 personally appeared Michael Cruz, Senior Director for KRJ Community Management Management, Inc., Managing Agent for Lakeside Cove Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



E-FILED FOR RECORD

05/12/2023 01:40PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

05/12/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas