



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

The undersigned, being an officer or managing agent of Lakeview Retreat 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 CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATE OF LAKEVIEW RETREAT RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2017122079, 2021156768, 2023101173 AND 2024049335, OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

1. The name of the subdivision: Lakeview Retreat.
2. The name of the Association: Lakeview Retreat Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Fort Bend County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lakeview Retreat, recorded under Document No. 2017121860, in the Official Public Records of Fort Bend County, Texas, as amended (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: Lakeview Retreat Residential Community, Inc., c/o Inframark, LLC, 2002 West Grand Parkway North, Suite 100, Katy, Texas 77449.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Lakeview Retreat Residential Community, Inc. c/o Inframark, Inc.
Mailing Address:	2002 W. Grand Parkway North, Ste. 100, Katy, TX 77449
Attn:	Amanda England
Telephone Number:	346-305-8699
Email Address:	Amanda.England@inframark.com

7. Website to access the Association's dedicatory instruments:
lakeviewretreat.nabrnetwork.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 = amount of annual Regular Assessments for the year in which the Lot is conveyed

Transfer Fee - Builder to Resident - \$225.00

Transfer Fee – Resident to Resident - \$275.00

Builder Certificate Fee - \$250.00

Resale Certificate Fee - \$375.00

Updated Resale Certificate Fee - \$75.00 after 30 days

Rush Fees:

\$185.00 for 1 day rush

\$150.00 for 3 day rush

\$125.00 for 5 day rush

Refinance Fee - \$100.00

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

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 11th day of DECEMBER, 2024.

LAKEVIEW RETREAT RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

By: [Signature]
Printed Name: Carey Estes
Title: HOA President

STATE OF TEXAS

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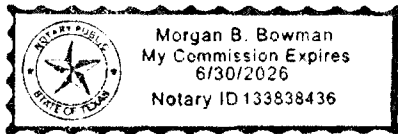
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COUNTY OF FORT BEND

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This instrument was acknowledged before me on the 11th day of DECEMBER, 2024, by Carey Estes, HOA President of Lakeview Retreat Residential Community, Inc., a Texas nonprofit corporation, on behalf of said non-profit corporation.

(SEAL)



[Signature]
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
600 W. 5th Street, Suite 900
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Lakeview Retreat, recorded under Document No. 2017121860, in the Official Public Records of Fort Bend County, Texas.
 - a. Non-Material Correction Instrument – Declaration of Covenants, Conditions and Restrictions for Lakeview Retreat, recorded under Document No. 2018065407, in the Official Public Records of Fort Bend County, Texas.
 - b. First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeview Retreat, recorded under Document No. 2019097208, in the Official Public Records of Fort Bend County, Texas.
 - c. Second Amendment to Declaration of Covenants, Conditions and Restrictions for Lakeview Retreat, recorded under Document No. 2024042983 in the Official Public Records of Fort Bend County, Texas.
2. Lakeview Retreat Community Manual, recorded under Document No. 2017121997, in the Official Public Records of Fort Bend County, Texas.
 - a. Lakeview Retreat First Supplement to Community Manual, recorded under Document No. 2023095635 in the Official Public Records of Fort Bend County, Texas.
3. Lakeview Retreat Adoption of Working Capital Assessment, recorded under Document No. 2017122094, in the Official Public Records of Fort Bend County, Texas.
4. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Adding Sections 1 and 2], recorded under Document No. 2018069959, in the Official Public Records of Fort Bend County, Texas.
5. Lakeview Retreat Notice of Addition of Land [Adding Grand Vista Lakes, Section 3], recorded under Document No. 2018016536, in the Official Public Records of Fort Bend County, Texas.
 - a. Non-Material Correction Instrument – Lakeview Retreat Notice of Addition of Land [Adding Grand Vista Lakes, Section 3], recorded under Document No. 2018065630, in the Official Public Records of Fort Bend County, Texas.
6. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Adding Section 3], recorded under Document No. 2018130201, in the Official Public Records of Fort Bend County, Texas.
7. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Adding Section 4], recorded under Document No. 2019074109, in the Official Public Records of Fort Bend County, Texas.
8. Landscape Easement Agreement, recorded under Document No. 2019127678, Official Public Records of Fort Bend County, Texas.

ATTACHMENT 1 – pg. 1

LAKEVIEW RETREAT RESIDENTIAL COMMUNITY, INC.
 AMENDED AND RESTATED MANAGEMENT CERTIFICATE

9. Landscape Easement Agreement, recorded under Document No. 2019127681, Official Public Records of Fort Bend County, Texas.
10. Landscape and Sign Easement Agreement, recorded under Document No. 2019127706, Official Public Records of Fort Bend County, Texas.
11. Landscape Easement Agreement, recorded under Document No. 2019127849, Official Public Records of Fort Bend County, Texas.
12. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Adding Section 5], recorded under Document No. 2020062844, in the Official Public Records of Fort Bend County, Texas
13. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Adding Section 7], recorded under Document No. 2020136423, in the Official Public Records of Fort Bend County, Texas.
14. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Adding Section 6], recorded under Document No. 2021024424, in the Official Public Records of Fort Bend County, Texas.
15. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Adding Section 8], recorded under Document No. 2021030237, in the Official Public Records of Fort Bend County, Texas.
16. Notice of Addition of Land to Declaration of Covenants, Conditions and Restrictions for Lakeview Retreat [Adding Sections 9, 10 and 11], recorded under Document No. 2021146003, in the Official Public Records of Fort Bend County, Texas.
17. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Adding Section 12], recorded under Document No. 2021160346, in the Official Public Records of Fort Bend County, Texas.
18. Notice of Addition of Land to Lakeview Retreat Declaration of Covenants, Conditions and Restrictions [Lakeview Retreat Casitas], recorded under Document No. 2024042982 in the Official Public Records of Fort Bend County, Texas.

ATTACHMENT 1 – pg. 2

LAKEVIEW RETREAT RESIDENTIAL COMMUNITY, INC.
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