

Management Certificate

In compliance with Tex. Prop. Code, Title 11 Section 209.004

STATE OF TEXAS

§

COUNTY OF HARRIS

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I, Ryan Day, am the President of Oaks of Lawndale Community Association, Inc., the entity filing this Management Certificate ("the Association"), which is a duly organized and existing non-profit Texas Corporation. In said capacity, I am aware of the governing documents for the Association and am competent to make this Affidavit. As such, I certify that the following information is correct:

Name of Subdivision: Simms Woods and Extension
Name of Association: Oaks of Lawndale Community Association, Inc.
Website of Association: www.csutx.com

The governing documents for the Association are as follows:

NAME	FILING #	DATE FILED
Simms Wood Partial Replat No. 1 and Extension	RP-2016-288534	07/05/2016
Declaration of Covenants, Conditions, Restrictions and Easements for Oaks of Lawndale (Simms Woods)	RP-2018-430966	09/18/2018
Certificates of Filing and Formation	RP-2019-184661	05/03/2019
Bylaws	RP-2019-184661	05/03/2019
Payment Plan, Documents Inspection and Copying and Document Retention Policies	RP-2019-184661	05/03/2019
Protected Property Use Policies	RP-2019-184661	05/03/2019
Architectural Guidelines – Antenna and Satellite Guidelines	RP-2019-184661	05/03/2019
Declarant's Adoption of Governing Documents	RP-2019-184661	05/03/2019

Fees charged by the association relating to a property transfer in the subdivision are more fully described in the attached Exhibit "A".

Additional fees which may include fees for items such as collections, refinancing, returned checks, title searches, lien searches, certified mail fees, deed compliance are set forth in one or more of the policies indicated herein.

For information regarding additional fees charged by the Association's attorney for matters including collections, transfers, refinancing, resale, returned checks, title searches, lien searches, certified mail fees, deed compliance, please contact the Association's counsel, at the address below.

The name and mailing address of the Association:

Oaks of Lawndale Community Association, Inc.
PO Box 5191
Katy, TX 77491

The name, mailing address, telephone number, and email address of the Association's managing agent / designated representative:

Rachel Schmutz
Community Solutions
PO Box 5191
Katy, TX 77491
(713) 429-5440
rschmutz@csutx.com

Legal Counsel for the Association is as follows:

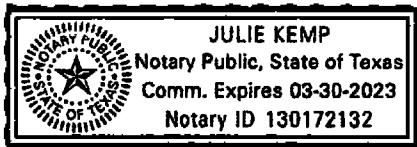
LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024
Telephone (713) 840-1515
Facsimile (713) 840-1521

Date: 9/2/21

By: [Signature]
Ryan Day, President

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2nd day of September, 2021, by Ryan Day, President, on behalf of the Association.



[Signature]
Notary Public in and for the State of Texas

RP-2021-531438

EXHIBIT "A"

FEES CHARGED BY THE ASSOCIATION RELATING
TO A PROPERTY TRANSFER IN THE SUBDIVISION

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>MADE PAYABLE TO:</u>
Transfer Fee	\$250.00	Community Solutions
Resale Certificate	\$250.00	Community Solutions

RP-2021-531438
Pages 4
09/16/2021 11:25 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-531438