

Kaufman County
Laura Hughes
County Clerk

Instrument Number: 2024-0006383

Billable Pages: 3
Number of Pages: 4

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 03/05/2024 at 01:26 PM Document Number: <u>2024-0006383</u> Receipt No: <u>24-5858</u> Amount: \$ <u>33.00</u> Vol/Pg: <u>V:8411 P:283</u>	E-RECORDING



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me
and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Leslie De La Rosa, Deputy

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.

Record and Return To:

NEIGHBORHOOD MANAGEMENT, INC
1024 S. GREENVILLE AVENUE, SU
ALLEN, TX 75002



**MANAGEMENT CERTIFICATE
FOR
LAKEWOOD TRAILS RESIDENTIAL COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF KAUFMAN §

The undersigned, being the Managing Agent of Lakewood Trails Residential Community Association, Inc, and in accordance with Section 209.004 of the Texas Property Code, which supersedes any Management Certificates previously filed by the Association:

1. The name of the subdivision: Lakewood Trails.
2. The name of the Association: Lakewood Trails Residential Community Association.
3. The recording data for the subdivision: See Exhibit A.
4. The name and mailing address of the Association:

Lakewood Trails Residential Community Association
c/o Neighborhood Management Inc
1024 S Greenville Ave, Suite 230
Allen, TX. 75002

5. The name and contact information for the Managing Agent of the Association:

Neighborhood Management, Inc.
Beverly Coghlan
1024 S. Greenville Ave, Suite 230
Allen, TX 75002
Phone: 972-359-1548
Email Address: managementcertificate@nmitx.com

6. Website for Dedictory Instruments: <https://neighborhoodmanagement.com>
7. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Certificate:	\$375.00
Transfer Fee:	\$250.00
Optional Inspection Fee:	\$150.00
Working Capital:	\$300.00
Community Enhancement Fee:	.0025 of sales price.

{ACKNOWLEDGEMENT PAGE FOLLOWS}

ACKNOWLEDGEMENT

The foregoing is a true and correct copy of the Management Certificate for the association identified below.

**LAKEWOOD TRAILS RESIDENTIAL COMMUNITY
ASSOCIATION, INC.**

a Texas nonprofit corporation

By: Neighborhood Management Inc., Its Manager

By: Beverly Coghlan
Name: Beverly Coghlan

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 5 day of March, 2024, by Beverly Coghlan, Agent for the Association of LAKEWOOD TRAILS RESIDENTIAL COMMUNITY ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

Deann Weeks
Notary Public Signature, State of Texas

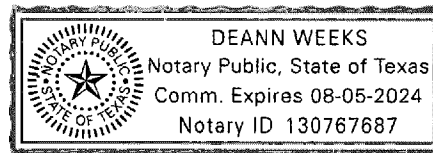


EXHIBIT A

Document	Recording Information
Lakewood Trails Phase 1 Plat – August 22, 2019	Document No. 2019-0020301 Vol. 6112, Page 562
Lakewood Trails Phase 2 – March 11, 2021	Document No. 2021-0009306 Vol. 6876, Page 333
Lakewood Trails Phase 3 Plat – June 2, 2023	Document No. 2023-0015143 Vol. 6112, Page 562
Lakewood Trails Phase 3 – September 28, 2023	Document No. 2023-0027434 Vol. 8243, Page 499
Declaration of Covenants, Conditions and Restrictions for Lakewood Trails Residential Community Association, Inc. – June 14, 2019	Document No. 2019-0013601
First Amendment to Declaration – March 1, 2021	Document No. 2021-0007459
First Amendment to Declaration – December 6, 2023	Document No. 2023-0033844