

MANAGEMENT CERTIFICATE
LAKE OAKS LANDING, INC.
PURSUANT TO TEXAS PROPERTY CODE 209.004
Effective December 14, 2024

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TEXAS

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Lake Oaks Landing, Inc., A Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

- A) The name of the subdivision: Lake Oaks Landing, San Jacinto County, Texas;
- B) The name of the association: Lake Oaks Landing, Inc.;
- C) The recording data for the subdivision:
- 1) Plat of the Subdivision, Filed 03/15/1984, Volume 8, Page 24, Plat Records of San Jacinto County, Texas;
 - 2) Supplemental RePlat of the Subdivision, Filed 04/09/1984, Volume 8, Page 25, Plat Records of San Jacinto County, Texas;
- D) The recording data for the declaration and any amendments to the declaration - The following Lake Oaks Landing, Inc. Declaration of Covenants, Conditions, and Restrictions have been filed in San Jacinto County, Texas as follows:

Date	Instrument	Vol/Pg	Filed
04/09/1984	Original Declarations	Vol 245, Pg 906	03/15/1984
10/03/1984	First Amendment to Declarations	Vol 22, Pg 206	11/01/1985
05/30/1992	Second Amendment – Amended and Restated Declarations	Vol 148, Pg 500	06/04/1992
12/02/1997	Third Amendment to Declarations	Vol 272, Pg 432	01/15/1998
01/08/2001	Fourth Amendment to Declarations	Vol 01-237, Pg 821	01/08/2001
12/23/2002	Fifth Amendment to Declarations	Vol 02-8401, Pg 35930	12/23/2002
04/25/2003	Sixth Amendment to Declarations	Vol 03-3762, Pg 15961	06/05/2003
10/25/2006	Seventh Amendment to Declarations	Vol 06-7910, Pg 34049	10/25/2006
10/25/2008	Eighth Amendment – Amended and Restated (CURRENT)	Vol 08-6579, Pg 25900	10/27/2008

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E) The name and mailing address of the association:

LAKE OAKS LANDING, INC.
216 Harbor Run Drive, Coldspring, Texas 77331;

F) The name, mailing address, telephone number, and e-mail address of the person managing the association or the association's designated representative:

John Schoel
President, Lake Oaks Landing, Inc.
216 Harbor Run Drive, Coldspring, Texas 77331
(713) 823-8622
boardmembers@lakeoakslanding.com

G) The website address of any Internet website on which the association's dedicatory instruments are available in accordance with Section 207.006:

<https://www.lakeoakslanding.com>;

H) The amount and description of a fee or fees charged by the association relating to a property transfer in the subdivision:

- 1) Resale Certificate - \$250 per transaction (\$375 max, TX Property Code 207.003);
- 2) Updated Resale Certificate - \$75 per transaction (max allowed, TX Property Code 207.003);
- 3) Administrative Transfer Fee - \$250 per transaction (processing of membership change);
- 4) Assignment of Boatslip Harbor Use – Actual Cost (closing document processing, notary, SJC filing, etc.);
- 5) Reserve Infrastructure Fee – \$2,500 per lot; \$1,250 per half lot.

I) Other information the association considers appropriate:


- 1) Lake Oaks Landing, Inc. (LOL) – Assessments, Fees, etc. as defined by Federal, State, or Local Law and/or by Dedicatory Instruments, Resolutions, Policies, etc.:
 - a) LOL Annual Regular Assessment – \$995 effective 01/01/2025 (per Lot owned);
 - b) LOL Special Assessment(s) – Future special assessment(s) per Board Capital/Reserve planning will be submitted for member approval, as needed;
 - c) LOL Annual Harbor Use Fee – \$240 each year (as applicable);
 - d) LOL Compilation, Production, and Reproduction of Information Charges – Actual Costs (unless prescribed otherwise in Texas Administrative Code, Title 1, Part 3, Chapter 70, Rule 70.3 "Charges for Providing Copies of Public Information");
 - e) LOL Waste Water Treatment Facility (WWTF) Sewage Connection Fee – \$3,000 one-time fee for each new connection to WWTF;

- 2) Lake Oaks Landing, Inc. (LOL) – Additional Dedicatory Instruments, Resolutions, Policies, etc.:
 - a) Articles of Incorporation (Certificate of Formation) – Filed 03/05/1984 Secretary of State, Charter Number 694435-1, on website (in process of filing SJC);
 - b) 2012 Amended Bylaws – Filed Item #2013006848, page 28682, Official Public Records, San Jacinto County;
 - c) Resolution of the Board of Directors of LOL Concerning Books and Records – Filed 11/21/2012, Item 2012006168, page 25171, Official Public Records, San Jacinto County, Texas;
 - d) Resolution Adopting Alternative Payment Schedule Guidelines for LOL – Filed 11/21/2021, Item 2012006169, page 25184, Official Public Records, San Jacinto County, Texas;
 - e) Resolution 2023-S001, Appointment of Agent (Scott Davenport) to Board of Directors effective 01/30/2023 through 12/31/2023, per Board approval 01/30/2023; Resolution 2023-S001 Amended Extension of Appointment through 12/31/2024 effective 11/04/2023, per Board approval 11/04/2023; Resolution 2023-S001 Amended Extension of Appointment through 12/31/2025 and Amended/Restated Powers and Duties effective 12/14/2024, per Board approval 12/14/2024; (in process of filing SJC).
 - f) Resolution 2023-002, 2024 Annual Assessment effective 01/01/2024, per Board approval 12/02/2023; Amended and Restated Resolution 2023-002 Annual Regular Assessment effective 01/01/2025, per Board approval 12/14/2024; (in process of filing SJC).
 - g) Resolution 2024-001, Bid Process Policy effective 11/24/2024, per Board approval 11/24/2024; (in process of filing SJC).
 - h) LOL Harbor Use Rules and Regulations (with Exhibit A regarding structure restrictions, effective 08/28/1996; (in process of filing SJC).
- 3) Lake Oaks Landing, Inc. (LOL) – Architectural Committee approval required for new construction, modification/addition/demolition to existing structures, landscaping, bulkheads, boathouses, etc.):
 - a) Architectural Committee Guidelines effective 2/18/2010; (in process of revision to file SJC)
 - b) Architectural Committee Plan Review Application Forms; (in process of revision to file SJC).

This Management Certificate, effective 12/14/2024, supersedes 2024 Management Certificate - Amendment #1 for Lake Oaks Landing, Inc., effective 07/02/2024 (Instrument #2024-20243716, Executed 07/03/2024, Recorded 07/11/2024 San Jacinto County, Pages #57013-57016).

Executed on this 16 day of December, 2024.

LAKE OAKS LANDING, INC.,
A TEXAS NON-PROFIT CORPORATION


By: John Schoel, President

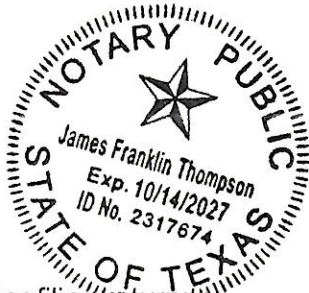
THE STATE OF TEXAS

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COUNTY OF SAN JACINTO

On this day, personally appeared to me, John Schoel, President of Lake Oaks Landing, Inc., known to me through the following method of identification: TDL # 01914845
John Schoel, to be the person whose name is subscribed to the foregoing instrument, on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16 of
December, 2024.




Notary Public, State of Texas

After filing return to:

Lake Oaks Landing, Inc.
Attention: Secretary of the Board of Directors
216 Harbor Run Drive
Coldspring, TX 77331

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