

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
PARK LAKES PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the Managing Agent for Park Lakes Property Owners 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 Park Lakes.
2. Name of Association: The name of the Association is Park Lakes Property Owners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Canyon Gate at Park Lakes, Section Three (3), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 573021 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - b. Canyon Gate at Park Lakes, Section Four (4), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 573028 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - d. Canyon Gate at Park Lakes, Section Five (5), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 573035 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any
 - e. Canyon Gate at Park Lakes, Section Six (6), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 573042 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
 - f. Canyon Gate at Park Lakes, Section Seven (7), a subdivision in Harris County, Texas according to the map or plat thereof recorded

under Film Code No. 573049 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Canyon Gate at Park Lakes, Section Eight (8), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 573056 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- h. Canyon Gate at Park Lakes, Section Nine (9), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 618051 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- i. Canyon Gate at Park Lakes, Section Ten (10), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 606115 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- j. Canyon Gate at Park Lakes, Section Eleven (11), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 612166 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- k. Canyon Gate at Park Lakes, Section Twelve (12), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 612169 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- l. Canyon Gate at Park Lakes, Section Thirteen (13), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 612171 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- m. Canyon Gate at Park Lakes, Section Fourteen (14), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 612174 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.
- n. Canyon Gate at Park Lakes, Section Sixteen (16), a subdivision in Harris County, Texas according to the map or plat thereof recorded under Film Code No. 612180 of the Map Records of Harris County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:*

- a. Documents:

- (1) Fifteenth Amendment to Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Park Lakes and Canyon Village at Park Lakes (See Exhibit A titled "Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Park Lakes").

b. Recording Information:

- (1) Harris County Clerk's File No. RP-2021-524555.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Park Lakes Property Owners Association, Inc. c/o Community Foundation Association Management, Inc., 9450 Pinecroft Drive, Suite 9094, Spring, Texas 7738.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Community Foundation Association Management, Inc. Address: 9450 Pinecroft Drive, Suite 9094, Spring, Texas 77380. Phone No.: 832.304.3711. Email Address: myhoa@communityfam.com.
7. The Association's Dedicatory Instruments are Available to Members Online at: www.communityfam.com.
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

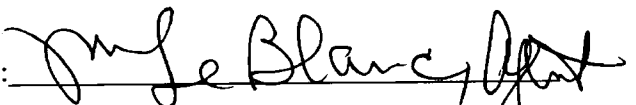
Description	Fee
Resale Certificate Fee	\$ 350.00
Resale Certificate Update	\$ 75.00
Transfer Fee	\$ 350.00
Statement of Account	\$ 100.00
Expediting Fee	\$ 150.00
Capitalization Fee [Declaration Article V, Section 5.1(e)]	Each owner, (other than the Developer or a builder), upon acquiring title to a lot, shall pay a Capitalization Fee in an amount equal to 50% of the then-current Annual Assessment. The current Capitalization Fee is \$522.50. For future years, the Capitalization Fee amount must be confirmed with the Association.

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Administrative Fee [Declaration Article V, Section 5.1(f)]	An Administrative Fee will be charged in connection with the sale of a lot in the amount of not to exceed 1/4 th of the Annual Assessment. The Administrative Fee \$261.25. For future years, the Administrative Fee amount must be confirmed with the Association.
Adopt A School Assessment [Declaration Article V, Section 5.1(g)]	Upon each sale of a lot, the purchaser must pay an Adopt a School assessment in the amount equal to 1/10 th of the then-current Annual Assessment. The Adopt a School Assessment is \$104.50. For future years, the Adopt a School Assessment must be confirmed with the Association.

**PARK LAKES PROPERTY OWNERS
ASSOCIATION, INC.**

By: Community Foundation Association
Management, Inc., Managing Agent

By: 

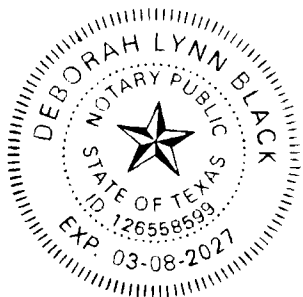
Printed: Veronica LeBlanc

Its: Managing Agent

*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 19th day of May, 2025, personally appeared Veronica LeBlanc Managing Agent for Community Foundation Association Management, Inc., Managing Agent for Park Lakes Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Deborah L Black
Notary Public in and for the State of Texas

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Pages 6
06/03/2025 01:24 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$41.00

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

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