

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR LAKELAND SECTION FOUR CIVIC CLUB**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the President of **LAKELAND SECTION FOUR CIVIC CLUB** (hereinafter the "Association"), a non-profit corporation 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 the Subdivision.**
 The name of the Subdivision(s) are:
 Lakeland Section No. 4

2. **Name of the Association.**
 The name of the Association is **LAKELAND SECTION FOUR CIVIC CLUB**

3. **Recording Data for the Subdivision.**
 The recording data for the subdivision is described as follows:
 - a. Lakeland Section No. 4 - a subdivision in Montgomery County, Texas according to the map or plat thereof recorded in Volume 5, Page 181, of the Map Records, Montgomery County, Texas
 - b. Reserved Block No. 13 - in Montgomery County, Texas according to the map or plat thereof recorded in Volume 7, Pages 151 and 153, Map Records, Montgomery County, Texas

4. **Recording Data for the Declaration(s).**
 The recording data for the declarations is as follows:
 - a. Restrictions for Lakeland Section Four Subdivision –recorded at Montgomery County Clerk's File No. 7638460, Deed Records, and any amendments thereto in the Official Public Records of Montgomery County, Texas.
 - b. Revisions to Restrictions for Lakeland Section Four Subdivision - recorded at Montgomery County Clerk's File No. 8914237/589-01-2208, Official Public Records, Montgomery County, Texas; corrected July 25, 1991, under Clerk's File No. 9132903/733-01-2161 Official Public Records, Montgomery County, Texas
 - c. Amendment to Restrictions Lakeland Section Four Civic Club - recorded at Montgomery County Clerk's File No. 2023-016259, Official Public Records, Montgomery County, Texas

5. Association Information:

The contact information for the association is as follows:

LAKELAND SECTION FOUR CIVIC CLUB

c/o Chris Morel

17623 Sun Perch Rd.

Conroe, TX 77384

Phone: 832-933-3833

Email address: Morel@MorelRealty.com

6. Designated Representative Information:

The contact information for the person or entity managing the association is as follows:

Chris Morel

LAKELAND SECTION FOUR CIVIC CLUB

17623 Sun Perch Rd.

Conroe, TX 77384

Phone: 832-933-3833

Email address: Morel@MorelRealty.com

7. Fees Related to Property Transfer::

Transfer Fee 200.00

Refinance Fee 50.00

Resale Certificate Fee 250.00

Update Resale Certificate Fee 75.00

Rush Resale Certificate: Up to 150.00 depending on number of business days.

8. Association Website:

PayHOA Website to pay assessments, review documents, etc.

<https://app.payhoa.com/auth/login?uri=%252Fapp%252Fcommunications%252Fdocuments>

9. Other Optional Information:

Executed this the 25th day of July, 2025.

LAKELAND SECTION FOUR CIVIC

CLUB

By: Guy Lance

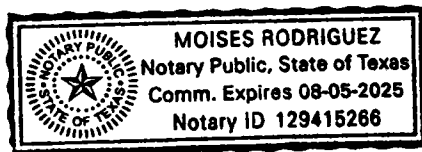
Print Name: [Signature]

THE STATE OF TEXAS

COUNTY OF Montgomery

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BEFORE ME, the undersigned notary public, on this the 25th day of July, 2025, personally appeared Guy Lance, President of **LAKELAND SECTION FOUR CIVIC CLUB**, known to me to be the person whose name is subscribed to the foregoing instrument, and **acknowledged** to me that he/she executed the same for the purpose and in the capacity therein expressed.



Moises Rodriguez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Disclaimer: Please note, this certificate only contains information as required under Tex. Prop. Code §209.004 and may not contain all of the recorded dedicatory instruments for the Association. Prospective purchasers are encouraged to independently examine the Declaration, By-Laws, and all other governing documents of Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase.

E-FILED FOR RECORD

07/30/2025 03:56PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

07/30/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas