

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2024-0013063

**Billable Pages: 4
Number of Pages: 5**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 05/01/2024 at 10:04 AM	E-RECORDING
Document Number: <u>2024-0013063</u>	
Receipt No: <u>24-11773</u>	
Amount: \$ <u>37.00</u>	
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**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:

WINSTEAD PC - AUSTIN
401 CONGRESS AVENUE, SUITE 21
AUSTIN, TX 78701



**FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
LAKEWOOD TRAILS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Lakewood Trails Residential Community, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

THIS CERTIFICATE AMENDS, RESTATES AND REPLACES ALL PREVIOUSLY RECORDED MANAGEMENT CERTIFICATES OF LAKEWOOD TRAILS RESIDENTIAL COMMUNITY, INC., INCLUDING BUT NOT LIMITED TO THOSE RECORDED UNDER DOCUMENT NOS. 2019-0013937, 2021-0042402, 2023-0025868 AND 2023-0033912, ALL IN THE OFFICIAL PUBLIC RECORDS OF KAUFMAN COUNTY, TEXAS.

1. The name of the subdivision: Lakewood Trails.
2. The name of the Association: Lakewood Trails Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All of that certain real property situated in Kaufman County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Lakewood Trails, recorded under Document No. 2019-0013601 in the Official Public Records of Kaufman County, as may be amended from time to time (the "Declaration").
4. The recording data for the Declaration with any amendments and/or supplements to the Declaration: The recording data for the Declaration and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the Association: Lakewood Trails Residential Community, Inc., c/o Neighborhood Management Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	Lakewood Trails Residential Community, Inc., c/o Neighborhood Management Inc.
Attn:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, TX 75002
Telephone Number:	972-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the Association's dedicatory instruments:
www.condocerts.com
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$300.00

Transfer Fee - \$250.00

Basic Resale Package Fee - \$375.00 (*other options for additional costs will be displayed on the CondoCerts website*)

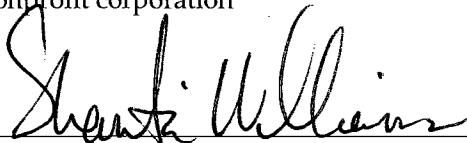
Community Enhancement Fee – Transfer Price x one quarter of 1% (0.25%)

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

EXECUTED to be effective on the date this instrument is Recorded.

LAKEWOOD TRAILS RESIDENTIAL COMMUNITY, INC., a
Texas nonprofit corporation

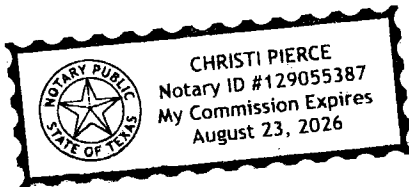
By: 
Name: Shanta' Williams
Title: President

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me this 27th day of March, 2024, by
Shanta' Williams, President of Lakewood Trails Residential Community, Inc., a Texas nonprofit
corporation, on behalf of said nonprofit corporation.

[SEAL]


Notary Public Signature



AFTER RECORDING RETURN TO:
Kristi E. Stotts, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
kstotts@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Declaration of Covenants, Conditions and Restrictions for Lakewood Trails, recorded under Document No. 2019-0013601 in the Official Public Records of Kaufman County, Texas.
 - (a) First Amendment to Declaration of Covenants, Conditions and Restrictions for Lakewood Trails, recorded under Document No. 2023-0033844 in the Official Public Records of Kaufman County, Texas.
2. Lakewood Trails Community Manual, recorded under Document No. 2019-0013936 in the Official Public Records of Kaufman County, Texas.
 - (a) Lakewood Trails First Supplement to Community Manual, recorded under Document No. 2021-0040114, in the Official Public Records of Kaufman County, Texas.
 - (b) Lakewood Trails Second Supplement to Community Manual, recorded under Document No. 2023-0025851, in the Official Public Records of Kaufman County, Texas.
 - (c) Lakewood Trails Third Supplement to Community Manual, recorded under Document No. 2024-0012996, in the Official Public Records of Kaufman County, Texas
3. Lakewood Trails Adoption of Working Capital Assessment, recorded under Document No. 2019-0014062 in the Official Public Records of Kaufman County, Texas.
4. Lakewood Trails Community Enhancement Covenant, recorded under Document No. 2023-0033882 in the Official Public Records of Kaufman County, Texas.

ATTACHMENT 1

**LAKEWOOD TRAILS RESIDENTIAL COMMUNITY, INC.
FOURTH AMENDED AND RESTATED MANAGEMENT CERTIFICATE**

4857-6418-9357v.1 52952-37

#2024-0013063

Filed for Record in Kaufman County TX