

MANAGEMENT CERTIFICATE

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.
This amends all prior Management Certificates filed for this Association.

This MANAGEMENT CERTIFICATE (this "Certificate") is made effective as of September 7, 2021 by L K W Property Owners Association, Inc. a/k/a Lakewood Subdivision, Units 1-6 and Lakewood, a Texas non-profit corporation (the "Association").

WITNESSETH:

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 1 filed of record on or about April 13, 1981 (the "Declaration for Unit 1") and recorded at Volume 818, Page 75 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 2 filed of record on or about April 13, 1981 (the "Declaration for Unit 2") and recorded at Volume 818, Page 80 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 3 filed of record on or about September 23, 1982 (the "Declaration for Unit 3") and recorded at Volume 855, Page 590 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 4 filed of record on or about September 23, 1982 (the "Declaration for Unit 4") and recorded at Volume 855, Page 595 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 5 filed of record on or about September 23, 1982 (the "Declaration for Unit 5") and recorded at Volume 855, Page 600 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 6 filed of record on or about June 30, 1983 (the "Declaration for Unit 6") and recorded at Volume 876, Page 310 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of The Lakewood Subdivision.

WHEREAS, the Association was duly formed on March 18, 1983, as L K W Property Owners Association, Inc. a/k/a Lakewood Subdivision, Units 1-6 and Lakewood.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209 of the Texas Property Code.

NOW, THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1. Name of the Subdivision. The name of the subdivision which is subject to the Declaration is The Lakewood Subdivision.
2. Name of the Association. The name of the Association is the L K W Property Owners Association, Inc. a/k/a Lakewood Subdivision, Units 1-6 and Lakewood and is located at Cherokee County, Texas. The mailing address for the Association is Rose City Property Management, 5605 FM 423 Suite 500 PMB #418, Frisco, TX 75036.
3. Recording Data for the Subdivision. The Declarations, Bylaws and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Cherokee County Clerk's office.
4. Recording Data for the Declaration for Unit 1. The Declaration for Unit 1 for the Association was filed on or about April 13, 1981 (the "Declaration for Unit 1") recorded at Volume 818, Page 75 in the Real Property Records of Cherokee County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 1 was amended as follows:

- On or about June 29, 1983 at Volume 877, Page 636;
- On or about November 23, 1987 at Volume 1050, Page 409;
- On or about May 13, 1994 at Volume 1240, Page 532;
- On or about January 22, 1997 at Volume 1328, Page 230;
- On or about December 15, 2016 at Volume 2356, Page 391; and
- On or about July 18, 2019 at Document #00682387.

5. Recording Data for the Declaration for Unit 2. The Declaration for Unit 2 for the Association was filed on or about April 13, 1981 (the "Declaration for Unit 2") recorded at Volume 818, Page 80 in the Real Property Records of Cherokee County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 2 was amended as follows:

- On or about June 29, 1983 at Volume 877, Page 636;
- On or about November 23, 1987 at Volume 1050, Page 409;
- On or about May 13, 1994 at Volume 1240, Page 532;
- On or about January 22, 1997 at Volume 1328, Page 230;
- On or about December 15, 2016 at Volume 2356, Page 391; and
- On or about July 18, 2019 at Document #00682387.

6. Recording Data for the Declaration for Unit 3. The Declaration for Unit 3 for the Association was filed on or about September 23, 1982 (the "Declaration for Unit 3") recorded at Volume 855, Page 590 in the Real Property Records of Cherokee County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 3 was amended as follows:

- On or about May 13, 1994 at Volume 1240, Page 13;
- On or about January 22, 1997 at Volume 1328, Page 230;
- On or about September 21, 2006 at Volume 1807, Page 175;
- On or about March 16, 2015 at Volume 2262, Page 594;
- On or about December 15, 2016 at Volume 2356, Page 391; and
- On or about July 18, 2019 at Document #00682387.

7. Recording Data for the Declaration for Unit 4. The Declaration for Unit 4 for the Association was filed on or about September 23, 1982 (the "Declaration for Unit 4") recorded at Volume 855, Page 595 in the Real Property Records of Cherokee County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 4 was amended as follows:

- On or about May 13, 1994 at Volume 1240, Page 13;
- On or about January 22, 1997 at Volume 1328, Page 230;
- On or about September 21, 2006 at Volume 1807, Page 175;
- On or about March 16, 2015 at Volume 2262, Page 594;
- On or about December 15, 2016 at Volume 2356, Page 391; and
- On or about July 18, 2019 at Document #00682387.

8. Recording Data for the Declaration for Unit 5. The Declaration for Unit 5 for the Association was filed on or about September 23, 1982 (the "Declaration for Unit 5") recorded at Volume 855, Page 600 in the Real Property Records of Cherokee County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 5 was amended as follows:

- On or about May 13, 1994 at Volume 1240, Page 13;
- On or about January 22, 1997 at Volume 1328, Page 230;
- On or about September 21, 2006 at Volume 1807, Page 175;
- On or about March 16, 2015 at Volume 2262, Page 594;
- On or about December 15, 2016 at Volume 2356, Page 391; and
- On or about July 18, 2019 at Document #00682387.

9. Recording Data for the Declaration for Unit 6. The Declaration for Unit 6 for the Association was filed on or about June 20, 1983 (the "Declaration for Unit 6") recorded at Volume 876, Page 310 in the Real Property Records of Cherokee County, Texas; which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 6 was amended as follows:

- On or about May 13, 1994 at Volume 1240, Page 13;
- On or about January 22, 1997 at Volume 1328, Page 230;
- On or about September 21, 2006 at Volume 1807, Page 175;
- On or about March 16, 2015 at Volume 2262, Page 594;
- On or about December 15, 2016 at Volume 2356, Page 391; and
- On or about July 18, 2019 at Document #00682387.

10. The Name and Mailing Address of Managing Agent. The Association's managing agent is:

Rose City Property Management
108 N. Houston Street
Bullard, TX 75757

11. Manager of the Association. The telephone number for the manager of the Association is 903-630-6355 and the email address for the manager of the Association is carrie@rosecitymanagement.com.

12. Website for the Association. The website for the Association is <https://app.townsq.io/login> or lkwpoa.com.*

13. Resale Certificates: Resale Certificates may be requested by contacting Rose City Property Management at resales@themacgroupco.com or at <https://www.homewisedocs.com>. The Resale Fee is \$350.00 and shall be payable to Rose City Property Management. The Transfer Fee is \$200.00 and shall be payable to L K W Property Owners Association, Inc.

**Please Note: Supplementary documents may be requested for an additional fee through Homewisedocs.com.*

IN WITNESS WHEREOF, the undersigned has caused this Certificate to be executed as of the date first above written.

ASSOCIATION:

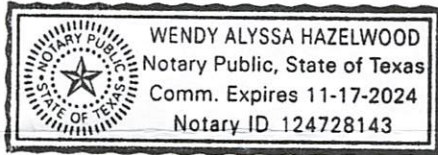
L K W Property Owners Association, Inc. a/k/a
Lakewood Subdivision, Units 1 and 2 and Lakewood, a
Texas non-profit corporation

By: *Shirley Smith, Managing Agent*
Authorized Representative for
L K W Property Owners Association, Inc. a/k/a
Lakewood Subdivision, Units 1 and 2 and
Lakewood

THE STATE OF TEXAS §
COUNTY OF CHEROKEE §

This instrument was acknowledged before me on this 7th day of September, 2021 by Sephame Smith Authorized Representative for L K W Property Owners Association, Inc. a/k/a Lakewood Subdivision, Units 1 and 2 and Lakewood, a Texas non-profit corporation, on behalf of such corporation.

Notary Public in and for the State of Texas



Wendy Hazelwood
Notary Public Signature

Filed for Record in:
Official Public Records
Cherokee County

On: Oct 29, 2021 at 08:44A

As a
Recordings

Document Number: 00705687

By,
Patty Miller,
Deputy

STATE OF TEXAS COUNTY OF CHEROKEE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:

Cherokee County
as stamped hereon by me.

Oct 29, 2021

HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County