

VG-85-2024-95605

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 95605

Real Property

CERTIFICATE

Recorded On: January 29, 2024 02:36 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Instrument Number: 95605
Receipt Number: 20240129000034
Recorded Date/Time: January 29, 2024 02:36 PM
User: Emily F
Station: VITALS01

Record and Return To:

HANEY PASCHAL AND ROMOSER
1300 11TH ST STE 405
HUNTSVILLE TX 77340



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed
hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

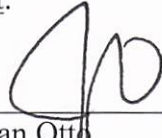
Kari A. French
Walker County Clerk
Walker County, TX

Management Certificate

The following information is pursuant to Texas Property Code, Section 209.004, and is meant to recognize the following subdivision as a registered Property Owners Association (P.O.A.) This document is meant to be filed at the Walker County Clerk Office, and subsequently, the Texas Real Estate Commission (T.R.E.C) within 7 days of being filed with the County.

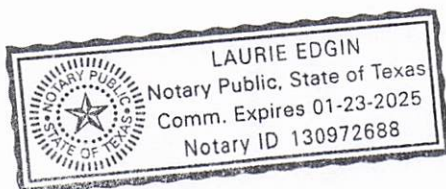
1. Name of subdivision
 - a. Elkins Lake
2. The Name of the Association
 - a. Elkins Lake Recreation Corporation
3. Recording Data for subdivision
 - a. Date Recorded: August 30, 1968. Volume 215, Page 580
4. Recording Data for the Declaration and Amendments
 - a. Section 1
 - i. Plat Recorded: June 6, 1969, Volume 174, Page 569
 - ii. Covenants Recorded: Volume 221, Page 667
 - b. Lakeview & Golfview
 - i. Date Recorded: July 18, 1970, Volume 174, Page 579-582
 - ii. Covenants Recorded: Volume 233, Page 315
 - c. Water's Edge
 - i. Date Recorded: June 29, 1972, Volume 174, Page 621
 - ii. Covenants Recorded: Volume 246, Page 483
 - d. Section 2
 - i. Date Recorded: October 29, 1970, Volume 174, Pages 589-eq. seq.
 - ii. Covenants Recorded: Volume 233, Page 297
 - e. Section 3
 - i. Date Recorded: October 11, 1971, Volume 174, Page 609
 - ii. Covenants Recorded: Volume 240, Page 615
 - f. Section 3a
 - i. Date Recorded: March 21, 1973, Volume 1, Page 3
 - ii. Covenants Recorded: Volume 254, Page 432
 - g. Section 4
 - i. Date Recorded: June 24, 1974, Volume 1, Page 21
 - ii. Covenants Recorded: Volume 268, Page 368
 - h. West Lake Shores, Section 1
 - i. Date Recorded: June 24, 1978, Volume 1, Page 52
 - ii. Covenants Recorded: Volume 323, Page 310
 - i. West Lake Shores, Section 2
 - i. Date Recorded: February 11, 1980, Volume 1, Page 69

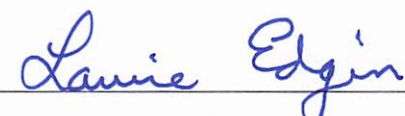
- ii. Covenants Recorded: Volume 354, Page 199
- j. West Lake Shores, Section 3
 - i. Date Recorded: February 24, 1986, Volume 2, Page 13
 - ii. Covenants Recorded: Volume 6, Page 243
- 5. Name and Mailing Address:
 - a. Elkins Lake Recreation Corporation, 282 Elkins Lake, Huntsville Texas, 77340.
- 6. Name, Mailing, Telephone, and e-mail of Representative
 - a. Jordan Otto, 282 Elkins Lake, Huntsville, Texas, 77340. Phone: (936) 295-8181.
Email: jotto@elkinslake.net
- 7. Website: www.elkinslake.net
- 8. Transfer Fee & Maintenance Fees
 - a. associated with land transactions in Elkins Lake are as follows:
 - i. Transfer fee to buyer: \$2,750.00 plus tax.
 - ii. If you are already a resident of Elkins Lake and are transferring within the subdivision, fee to buyer: \$1,500 plus tax.
 - b. Maintenance Fees:
 - i. Pursuant to Elkins Lake Deed Restrictions, each member is assessed a monthly maintenance fee for upkeep of common areas and amenities. As of January 1st, 2024, the fees are as follows:
 - 1. Vacant lot ownership, \$124.00 per month.
 - 2. Home Ownership, \$222.00 per month.
 - 3. If purchasing a property in Lakeview, Golfview, or Water's Edge, there is an additional fee of \$45.00 per month for lawn maintenance.
 - 4. There is a full schedule of fee's found on our website, www.elkinslake.net.

By: 
Jordan Otto
General Manager/COO

THE STATE OF TEXAS §
 §
COUNTY OF WALKER §

The foregoing instrument was acknowledged before me on the 24th day of January, 2024, by Laurie Edgin.




Notary Public, State of Texas