

**MANAGEMENT CERTIFICATE FOR
LAKEWOOD TOWNHOME OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

LAKEWOOD TOWNHOME OWNERS ASSOCIATION, INC., a Texas non-profit corporation, files this Property Owners Association Management Certificate, pursuant to §209.004 of the Texas Property Code, to supersede all prior Management Certificates as follows:

- (1) The name of the subdivision is Lakewood Townhouses.
- (2) The name of the association is Lakewood Townhome Owners Association, Inc.
- (3) The subdivision is recorded with Map and Plat Records of Harris County, Texas, as follows:

Lots 1 thru 35 (no 13) including a 1/34 interest in the general common area for each townhouse comprising all the lots in Lakewood Townhouse Subdivision, a recorded Subdivision in Harris County, Texas, City of Seabrook under Clerk's File No. E957039;

- (4) The Declaration for the Association is recorded in the Real Property Records of Harris County, Texas, as follows:

(a) Townhouse Joint Agreement and Restriction for Lakewood Townhouses, recorded under Harris County Clerk's File No. F048645, along with any amendments or supplements thereto.

- (5) The name and mailing address of the Association is Lakewood Townhome Owners Association, INC., c/o Cardinal Street Management, PO Box 2906, League City, Texas 77574.

- (6) The name and mailing address of the Association's Designated Representative is Cardinal Street Management, PO Box 2906, League City, Texas 77574.

- (7) Additional contact information for the Association's Designated Representative is as follows: Phone: (281) 957-5758, Fax: (800) 482-6301, and email: lindsey@cardinalstreetmanagment.com.

- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:

(a) Resale Certificate - \$375

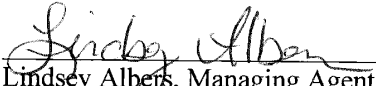
RP-2023-35829

(b) Update Fee - \$75

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

SIGNED THIS 30 DAY OF January, 2023.

LAKEWOOD TOWNHOME OWNERS ASSOCIATION, INC.


Lindsey Albers, Managing Agent for
Lakewood Townhome Owners Association, Inc.

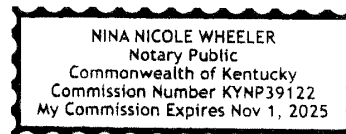
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BEFORE ME, the undersigned notary public, on this day personally appeared Lindsey Albers, managing agent for Lakewood Townhome Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 30th day of Jan., 2023, to certify which witness my hand and official seal.


Notary Public for the State of Kentucky

AFTER RECORDING RETURN TO:
HoltTollett, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



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02/02/2023 08:04 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$22.00

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