

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE**  
**LAKEWOOD HILLS COMMUNITY IMPROVEMENT ASSOCIATION**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

LAKEWOOD HILLS COMMUNITY IMPROVEMENT ASSOCIATION, 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 Hills, Section One.
- (2) The name of the association is Lakewood Hills Community Improvement Association.
- (3) The subdivision is recorded in the Map or Plat Records of Harris County, Texas, as follows:
  - a. Lakewood Hills, Section One, under Clerk’s File No. S350750.
- (4) The recording data for the declaration and any amendments to the declaration is as follows:
  - a. Declaration of Covenants, Conditions, Restrictions and Easement Lakewood Hills Section One, filed for record in the Real Property Records of Harris County, Texas, under Clerk’s File No. S490584;
  - b. Amendment to Declaration of Covenants, Conditions, Restrictions and Easement for Lakewood Hills, Section One, filed for record in the Real Property Records of Harris County, Texas, under Clerk’s File No. 20060074862.

(5) The name and mailing address of the Association is:

Lakewood Hills Community Improvement Association  
c/o Graham Management  
2825 Wilcrest Drive, Suite 600  
Houston, Texas 77042.

(6) The name, mailing address, telephone number, and email address of the Association’s

Designated Representative is:

- a. Graham Management;
- b. 2825 Wilcrest Drive, Suite 600, Houston, Texas 77042;

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- c. (713) 329-7108;
- d. [graham@grahammanagementhouston.com](mailto:graham@grahammanagementhouston.com).

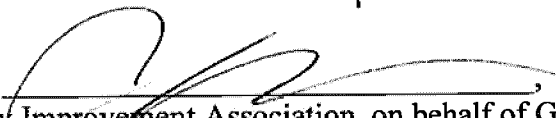
(7) The Association's website address is: [www.grahammanagementhouston.com](http://www.grahammanagementhouston.com).

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

- a. Resale Certificate Fee: \$375.00;
- b. Resale Certificate Update: \$75.00;
- c. Transfer Fee: \$300.00;
- d. Refinance Fee: \$275.00;
- e. Payoff Request Fee: \$125.00;
- f. Rush Fee: \$150.00;
- g. Deed Restriction Compliance/Violation Inspection Fee: \$250.00.

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Subdivision and Association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate is not an exhaustive list of dedicatory instruments and/or governing documents of the Subdivision or Association, and it 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. The Association's Dedicatory Instruments are available generally for viewing online at the above listed web address, however the documents listed there also do not purport to identify every publicly recorded document affecting the Subdivision or Association either.

SIGNED THIS 30 DAY OF August, 2021.

By:  Managing Agent for Lakewood Hills Community Improvement Association, on behalf of Graham Management.

Anil Putarva  
Print Name

STATE OF TEXAS

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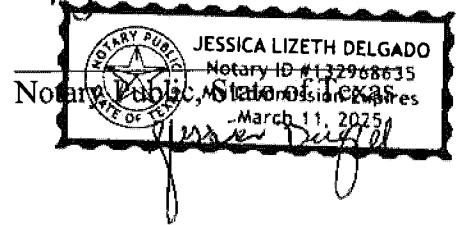
COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared April Pittava, of Graham Management, Managing Agent for Lakewood Hills Community Improvement Association., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 30<sup>th</sup> day of August, 2021.



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# Pages 4  
08/31/2021 11:55 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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

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