MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WALKER

NAME: LAKE LIVINGSTON HEIGHTS ESTATES SUBDIVISION
LAKE LIVINGSTON HEIGHTS COMMUNITY IMPROVEMENT ASSOCIATION

ADDRESS: P.O. Box 136, Riverside, Texas 77367

WEBSITE: www.lakelivingstonheights.com
Please refer to above website for any additional information needed.

DESIGNATED REPRESENTATIVE:

Carl Riedel, President
President@lakelivingstonheights.com
Lake Livingston Community Improvement Association
P.O. Box 136
Riverside, TX 77367

LAKE LIVINGSTON HEIGHTS COMMUNITY IMPROVEMENT ASSOCIATION, a Texas Non-profit Corporation and Property Owners' Association as defined by Chapter 209.004, Texas Property Code, hereby files this management certificate as required by Section 209.004, Texas Property Code:

DECLARATORY INSTRUMENT IDENTIFICATION:

Certificate of Formation for Lake Livingston Heights Community Improvement Association, filed on September 10, 2012, under Clerk's File No. 00006957 at Volume 1039, Page 740, Official Public Records of Walker County, Texas;

Management Certificate Pursuant to Section 209.004, Texas Property Code, filed on September 10, 2012, under Clerk's File No. 00006950, at Volume 1039, Page 738, Official Public Records of Walker County, Texas;

Resolution of the Board of Directors of Lake Livingston Heights Improvement Association Concerning Books and Records, filed on September 10, 2012, under Document No. 00006946, at Volume 1039, Page 707, Official Public Records of Walker County, Texas;

Resolution Adopting Alternative Payment Schedule Guidelines for Lake Livingston Heights Improvement Association, Inc., filed on September 10, 2012, under Document No. 00006946, at Volume 1039, Page 717, Official Public Records of Walker County, Texas;

2013 Amended and Restated Restrictions for Lake Livingston Heights Estates, Section One, Walker County, Texas, filed on March 12, 2013, under Clerk's File No. 00001866, at Volume 1064, Page 288, Official Public Records of Walker County, Texas;

2013 Amended and Restated Restrictions for Lake Livingston Heights Estates, Section One and Section Two, Walker County, Texas, filed on March 26, 2013, under Clerk's File No. 000002365, at Volume 1066, Page 345, Official Public Records of Walker County, Texas;

Acknowledgment of Board of Directors of Agreement to 2013 Amended and Restated Restrictions for Lake Livingston Heights Estates Subdivision, Walker County, Texas, filed on September 26, 2013, under Clerk's File No. 00007622, at Volume 1093, Page 757, Official Public Records of Walker County, Texas;

BYLAWS IDENTIFICATION:

Bylaws of Lake Livingston Heights Community Improvement Association, filed on September 10, 2012, under Clerk's File No. 00006945, at Volume 1039, Page 680, Official Public Records of Walker County, Texas.

OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:

2025 Annual Maintenance Fees:

$100.00 per improved lot (i.e. 1 lot $100 / 1-½ lot $150 / 2 lots $200 etc.)

$ 65.00 per unimproved lot (Until any increase becomes effective).

Annual Special Road Assessment Fee:

$100.00 per property owner
(Until any increase becomes effective).

Resale Certificates:

$375 per property owner transfer.

Officers:

President:	Carl Reidel
Vice-President:	Ginger Peterson
Treasurer:	Susan Horelica
Secretary:	Brian Muecke
Director:	Lisa Bott
Director:	George C. Blystone, Jr.
Director:	Nelwyn Powell
Director:	William Watts

Executed this 21 day of April, 2025

Carl A Riedel

Carl Riedel, President

THE STATE OF TEXAS §

COUNTY OF Walker §

On this day, personally appeared to me, ~~David N. Reid~~ Carl Anthony Riedel, known to me through the following method of identification: Texas Driver License, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was his act, and that this document was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21 day of April, 2025.

Belen Gonzalez Juarez

Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS

BELEN GONZALEZ JUAREZ
My Notary ID # 134740495
Expires February 1, 2028