



Lakeside Heights, Inc.
Property Owners Association
2834 Williams Lakeshore Drive
Kingsland TX 78639

24 06637

Management Certificate for Lakeside Heights, Inc., Property Owners Association of the sub-division of
Lakeside Heights, Kingsland, Llano County, Texas

The lots and properties so subdivided and sold by the developer of Lakeside Heights, Inc. are subject to specific Building Restrictions, Protective Covenants, Reservations of Records and/or Deed Restrictions as recorded in the Deed Records of Llano County, Texas in the following records:

Vol. 87, Pages 74-75 (Unit I)
Vol. 87, Page 347 (Unit II)
Vol. 88, Page 228 (Unit III)
Vol. 1108, Page 001 (all Units)

Vol. 1445, Pages 535-538 (recorded October 1, 2007)
Vol. 1545, Pages 2048-2052 (recorded July 18, 2013)
Vol. 1561, Pages 3875-3880 (recorded November 17, 2015)
Instrument No. 20 04564 (recorded July 20, 2020)

The Rules, Bylaws and Policies of the Association are available on our website
www.lakesideheightsboa.com as well as on file with the County Clerk's Office, Llano, Llano County, Texas.

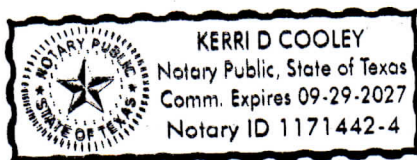
2024-2025 Maintenance fees for Lakeside Heights Units 1, 2, and 3 are \$50.25 per lot. Lakeside Heights, Inc. year begins June 1st through May 31st. Dues may increase each year and are payable on June 1st of each year. Annual dues do not include insurance, water, or any other utility or service.

The amount of any administrative transfer fee charged by the Association for a change of ownership of the Property in the subdivision is \$75.00 per lot which is payable to Lakeside Heights, Inc. and is for the following purposes: Preparing Resale Certificate and Establishing Property File. In the case of new property owners in Lakeside Heights, a one-time initiation fee of \$250.00 is charged for new owners.

The Association is self-managed by an elected Board of Directors. A list of current board members is available on our website.

Andy Haas
President, Lakeside Heights, Inc.
✓ 2834 Williams Lakeshore Drive
Kingsland, TX 78639
polakesideheightspoabod@gmail.com
512-789-4906

Subscribed and sworn to before me by the said, Andrew Haas on this the 10th day of June 2024.



Kerri D Cooley
Notary Public, State of Texas
Kerri D Cooley
(Printed Name)

AFTER RECORDING, PLEASE RETURN TO:
Lakeside Heights, Inc.
2834 Williams Lakeshore Drive
Kingsland, TX 78639

STATE OF TEXAS
COUNTY OF LLANO

FILED & RECORDED AT 9:15 O'CLOCK A M. ON
THE 26th DAY OF **NOVEMBER** A.D. **2024**.

I hereby certify that this instrument was FILED on the date and at the time stamped hereon
by me and was duly RECORDED in the Official Public Records of Llano County, Texas.



Cecilia McClintock

INSTRUMENT NO:

COUNTY CLERK, LLANO CO., TEXAS

24 06637

BY S. Willeke, DEPUTY

TOTAL PAGES: 2