MANAGEMENT CERIFICATE

This Management Certificate is recorded in pursuant to section 209.004 of the Texas Property Code. This amends all prior Management Certificates filed for this Association.

This Management Certificate (this "Certificate") is made effective as of March 10, 2023 (Date of Signing), by L K W Property Owners Association, Inc. aka Lakewood Subdivision, Units 1-6 and Lakewood, a Texas nonprofit organization (the Association).

WITNESSETH:

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 1 filed of record on or about April 13, 1981 (the Declaration for Unit 1) and recorded at Volume 818, page 75 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 2 filed of records on or about April 13, 1981 (the Declaration for Unit 2) and recorded at Volume 818, page 80 in the Real Property Records of Cherokee County, Texas which Declaration in incorporation herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for the Lakewood Subdivision Unit 3 filed of record on or about September 23, 1982 (the Declaration for Unit 3) and recorded at Volume 855, page 590 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporate herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 4 filed of record on or about September 23, 1982 (the Declaration for Unit 4) and recorded at Volume 855, page 595 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 5 filed of record on or about September 23, 1982 (the Declaration for Unit 4) and recorded at Volume 855. page 600 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, the Declarant for The Lakewood Subdivision has previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for The Lakewood Subdivision Unit 6 filed of

record on or about June 30, 1983 (the Declaration for Unit 4) and recorded at Volume 876, page 310 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes.

WHEREAS, Declarant has created the Association for the benefit of The Lakewood Subdivision

WHEREAS, the Association was duly formed on March 18, 1983, as L K W Property Owners Association, Inc. aka Lakewood Subdivision, Units 1-6, and Lakewood.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Property Code as provided in Section 209.

NOW THEREFORE, the undersigned hereby certifies as follows on behalf of the Association:

1.) Name of the Subdivision. The name of the subdivision which is subject to the Declaration is Lakewood Subdivision.
2.) Name of the Association. The name of the Association is L K W Property Owners Association, Inc. aka Lakewood Subdivision, Units 1-6 and Lakewood, located in Cherokee County, Texas. The mailing address for the Association is 1880 Woodhue Drive, Bullard, Texas 75757.
3.) Recording Data for the Subdivision. The Declarations, Bylaws, and Plats to the subdivision and any amendments, supplements and additions thereto have been recorded in the Cherokee County Clerk's office.
4.) Recording Data for the Declaration for Unit 1. The Declaration for Unit 1 for the Association was filed on or about April 13, 1981 (the Declaration for Unit 1) recorded at Volume 818, page 75 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes and any amendments or supplements hereto.

The Declaration for Unit 1 was amended as follows:

On or about June 29, 1983, at Volume 877, page 636.
On or about November 23, 1987, at Volume 1050, page 409.
On or about May 13, 1994, at Volume 1240, page 532.
On or about January 22, 1997, at Volume 1328, page 230.
On or about December 15, 2016, at Volume 2356, page 391.
On or about July 18, 2019, at Document #00682387.

5.) Recording Data for the Declaration for Unit 2. The Declaration for Unit 2 for the Association was filed on or about April 13, 1981 (the Declaration for Unit 2) recorded at Volume 818, page 80 in the Real Property records of Cherokee County, Texas, which is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 2 was amended as follows:

On or about June 19, 1983, at Volume 877, page 636.

On or about November 23, 1987, at Volume 1050, page 409.
On or about May 13, 1994, at Volume 1240, page 532.
On or about January 22, 1997, at Volume 1328, page 230.
On or about December 15, 2016, at Volume 2356, page 291.
On or about July 18, 2019, at Document #00682387.

6.) Recording Data for the Declaration for Unit 3. The Declaration for Unit 3 for the Association was filed on or about September 23, 1982 (the Declaration for Unit 3) recorded at Volume 855, page 590 in purpose and any amendments or supplements thereto.

The Declaration for Unit 3 was amended as follows:

On or about May 13, 1994, at Volume 1240, page 13.
On or about January 22, 1997, at Volume 1328, page 230.
On or about September 21, 2006, at Volume 1807, page 175
On or about March 16, 2015, at Volume 2262, page 594
On or about December 15, 2016, at Volume 2356, page 391
On or about July 18, 2019, at Document #00682387.

7.) Recording Date for the Declaration for Unit 4. The Declaration for Unit j4 for the Association was filed on are about September 23, 1982 (the Declaration for Unit 4) recorded at Volume 855, page 595 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 4 was amended as follows:

On or about May 13, 1994, at Volume 1240, page 13.
On or about January 22, 1997, at Volume 1328, page 230.
On or about September 21, 2006, at Volume 1807, page 175.
On or about March 16, 2015, at Volume 2262, page 594.
On or about December 15, 2016, at Volume 2356, page 394.
On or about July 18, 2019, at Document 300682387.

8.) Recording Data for the Declaration for Unit 5. The Declaration for Unit 5 for the Association was filed on or about September 23, 1982 (the Declaration for Unit 5) recorded at Volume 855, page 600 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for all purposes and any amendments or supplements thereto.

The Declaration for Unit 5 was amended as follows:

On or about May 13, 1994, at Volume 1240, page 13.
On or about January 22, 1997, at Volume 1328, page 230.
On or about September 21, 2006, at Volume 1807, page 175.
On or about March 16, 2016, at Volume 2262, page 594.

On or about December 15, 2016, at Volume 2356, page 391.
On or about July 18, 2019, at Document #00682387.

9.) Recording Data for Declaration for Unit 6. The Declaration for Unit 6 for the Association was filed on or about June 20, 1983 (the Declaration for Unit 6) recorded at Volume 876, page 310 in the Real Property Records of Cherokee County, Texas, which Declaration is incorporated herein for the purpose and any amendments or supplements thereto.

The Declaration for Unit 6 was amended as follows:

On or about May 13, 1994, at Volume 1240, page 13.
On or about January 22, 1997, at Volume 1328, page 230.
On or about September 21, 2006, at Volume 1807, page 175.
On or about March 16, 2015, at Volume 2262, page 594.
On or about December 15, 2016, at Volume 2356, page 394
On or about July 18, 2019, at Document #00682387.

10.) The Name and Mailing Address of the Association is as follows:
L K W Property Owners Association, Inc.
1880 Woodhue Drive
Bullard, Texas 75757

11.) The Name, Mailing Address, Telephone Number, and email address of the Association's Designated Representative is as follows:
Sandra Miner - President
L K W Property Owners Association, Inc.
1880 Woodhue Drive
Bullard, Texas 75757
903.894.0880
lkwpoa@gmail.com

12.) Website for the Association: www.lkwpoa.com

13.) Transfer Fee. Resale Certificates may be requested at the Lakewood POA Office located at 1880 Woodhue Drive Bullard, Texas, or at lkwpoa@gmail.com The transfer fee is $200.00 and shall be made payable to LKW Property Owners Association, Inc.

IN WITNESS WHEREOF, the undersign has caused this Certificate to be executed as of March 10, 2023

Association: LKW Property Owners Association, Inc.

By: _____

Authorized Representative for
LKW Property Owners Association, Inc.

THE STATE OF TEXAS
COUNTY OF CHEROKEE

This instrument was acknowledged before me on March 10, 2023, by Dorothy J. Utschinski as the Authorized Representative for LKW Property Owners Association, Inc.

3/4/26
Expiration Date

_____
Notary Public, State of Texas

Karren Comer
My Commission Expires
3/4/2026
Notary ID
4477550

Filed for Record in:
Official Public Records
Cherokee County
On: Apr 10,2023 at 03:05P
As a
Recordings
Document Number: 00722242
By,
Tracy Dement,
Deputy

STATE OF TEXAS COUNTY OF CHEROKEE
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
Cherokee County
as stamped hereon by me.
Apr 10,2023
HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County