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06/09/2025 11:26:11 AM Total Pages: 4 Fees: $23.00
Debbie Hollan, County Clerk - Waller County, TX

PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE
FOR
LAKE HOUSE COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF WALLER §

The undersigned, being the Managing Agent of Lake House Community Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas (the "**Association**"), submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously recorded:

1. Names of Subdivision: The name of the subdivision is Lake House.

2. Name of Property Owners' Association: The name of the Association is Lake House Community Association, Inc.

3. Recording Data for the Subdivision:

   Lake House, Section Two (2), a subdivision in Waller County, Texas, according to the map or plat thereof recorded under Clerk's File No. 1802532 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.

   Lake House, Section Three (3), a subdivision in Waller County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2003556 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.

   Lake House, Section Four (4), a subdivision in Waller County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2103192 of the Plat Records of Waller County, Texas and all amendments to or replats of said maps or plats, if any.

4. Recording Data for the Declaration:

   a. Document:

      (1) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake House.
      (2) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake House Annexing Section Three.

(3) Supplemental Amendment to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lake House Section Four.

b. Recording Information:

(1) Waller County Clerk's File No. 1905149.
(2) Waller County Clerk's File No. 2005872.
(3) Waller County Clerk's File No. 2105209.

5. Name and Mailing Address of the Association: The name and mailing address of the Association is Lake House Community Association, Inc. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084.

6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is: Carolyn Bonds, PCAM, Crest Management Company. Address: 17171 Park Row, Suite 310, Houston, Texas 77084. Phone No.: 281.579.0761. Email Address: info@crest-management.com.

7. The Association's Dedicatory Instruments are Available to Members Online at: www.crest-management.com.

8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate Fee	$ 375.00
Resale Certificate Update Fee	No charge for 30 days; $75.00 for 180 days
Transfer Fee	$ 295.00
Refinance Statement of Account	$ 75.00
Rush Fee	$ 100.00 for document needed in less than 3 business days
Capitalization Fee [Declaration Article XIV, Section D]	Each purchaser of a Lot within the Subdivision, other than Declarant, agrees to pay to the Association a Capitalization Fee in an amount equal to 100% of the then-current Annual Assessment. The Capitalization Fee for 2025 is in the

	amount of $1,815.00. The Capitalization Fee shall be payable to the Association at the closing of the transfer of title to a Lot. For future years, the Capitalization Fee must be confirmed with the Association.

EXECUTED on this 9th day of June, 2025.

LAKE HOUSE COMMUNITY ASSOCIATION, INC.

By: Crest Management Company, Managing Agent

Carolyn Bonds

Carolyn Bonds, PCAM/Agent

This Management Certificate does not purport to identify every publicly recorded document affecting the subdivision or to report all information pertinent to the subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 9th day of June, 2025 personally appeared Carolyn Bonds, PCAM/Agent for Crest Management Company, Managing Agent for Lake House Community 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.

PAMELA HUMMEL
MY COMMISSION EXPIRES
AUGUST 22, 2028
NOTARY ID: 125804977

Pamela Hummel

Notary Public in and for the State of Texas

FILED AND RECORDED

Instrument Number: 2506774

Filing and Recording Date: 06/09/2025 11:26:11 AM Pages: 4 Recording Fee: $23.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
ROBERTS MARKEL WEINBERG BUTLER HAILEY
2800 POST OAK BLVD FL 57
HOUSTON, TX 77056