

2025 MANAGEMENT CERTIFICATE
PURSUANT TO TEXAS PROPERTY CODE 209.004

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SAN JACINTO

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L.E.P.O.A LAKEVIEW ESTATES PROPERTY OWNER'S ASSOCIATION, INC., 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:

- (A) The name of the subdivision is: Lakeview Estates.
- (B) The name of the association is: L.E.P.O.A LAKEVIEW ESTATES PROPERTY OWNER'S ASSOCIATION, INC., and the mailing address of the association is: P.O. Box 1071, Coldspring, Texas 77331.
- (C) The name and mailing address of the person managing the association or the association's designated representative is Rene Brock, telephone 713-726-4160, email address: rbrock4501@aol.com, mailing address is P.O. Box 1071, Coldspring, Texas 77331.
- (D) Website: lakeviewestatespoa.com.
- (E) The recording data for the subdivision filed in the San Jacinto County Clerk's Plat Records is:
 - (1) Section I: File 65-1388, Volume 97, Page 297;
 - (2) Section II: File 75-2084, Volume 5, Page 3;
 - (3) Section III: File 83-4818, Volume 7, Page 35; and
 - (4) Section III: Partial Replat, Volume 8, Page 23.

DECLARATORY INSTRUMENT IDENTIFICATION:

1. Section I: Reservations and Restrictions [1966] - Clerk's File No. 1760, Volume 102, Page 140, Deed Records of San Jacinto County, Texas;
2. Section II: Dedication and Restrictions [1983] - Clerk's File No. 6195, Volume 236, Page 404, Deed Records of San Jacinto County, Texas;
3. Section III: Dedication and Restrictions [1983] - Clerk's File No. 6196, Volume 236, Page 408, Deed Records of San Jacinto County, Texas;

4. [1986] Resolution to Extend Restrictions by the Board of Directors of Lakeview Estates Property Owners' Association to Section I - Clerk's File No. 622, Volume 46, Page 101, Deed Records of San Jacinto County, Texas;
5. [1987] Articles of Incorporation for subdivisions of LAKEVIEW ESTATES PROPERTY OWNERS' ASSOCIATION, Inc. filed with the Secretary of State (SoS) May 7, 1987. Certificate of Incorporation issued by SoS on May 7, 1987.
6. [1987] Amended Restrictive Covenants for Lakeview Estates Subdivision -- Section One, with attached acknowledgements of Property Owners -- Clerk's File No. 1025, Volume 47, Page 653, Deed Records of San Jacinto County, Texas;
7. [1991] Amended Restrictive Covenants for Lakeview Estates Subdivision -- Section I, II, & III -- Clerk's File No. 4449, Volume 134, Page 435, Official Public Records of San Jacinto County, Texas;
8. [1991] Amended Bylaws -- Clerk's File No. 4450, Volume 134, page 447, Official Public Records of San Jacinto County, Texas;
9. [1996] Amendments to Bylaws -- Volume 290, Page 738, Official Public Records of San Jacinto County, Texas;
10. [1998] Articles of Amendment to the Articles of Incorporation -- Clerk's File No. 5073, Volume 290, Page 737, Official Public Records of San Jacinto County, Texas;
11. [1999] Articles of Amendment to the Articles of Incorporation as Exhibit "A" attached to the 2012 Management Certificate -- Clerk's File No. 2012003859, Page 15247, Official Public Records of San Jacinto County, Texas;
12. [2012] Amendment to the Bylaws -- Clerk's File No. 2012004366, Page 17280. Official Public Records of San Jacinto County, Texas;
13. [2013] Amendment to 1991 Deed Restrictions, Sections I, II, & III -- Clerk's File No. 20145150, Page 21429, Official Public Records of San Jacinto County, Texas;
14. [2014] Declaration of Governing Documents and Organization of L.E.P.O.A Lakeview Estates Property Owners' Association, Inc. -- Clerk's File No. 20145149, Page 21426, Official Public Records of San Jacinto County, Texas;
15. [2022] Amendments to the Bylaws -- Clerk's File No. 20222975, Page 15739, Official Public Records of San Jacinto County, Texas; and
16. [2022] Adoption of Amendment to the Restrictive Covenants Regarding Leasing -- Clerk's File No. 20223049, Page 16151, Official Public Records of San Jacinto County, Texas.


OTHER INFORMATION THE ASSOCIATION CONSIDERS APPROPRIATE IS:**Board of Directors/Officers**

President	Rene Brock
Vice-President	Mary Patton
Secretary	Claire Hoffman
Treasurer	Todd Ladd
Director at Large	Vicki Haberman

Architectural Control Committee: Bron Clear
Email: geologyx2@yahoo.com

Annual Maintenance Fee for 2025 calendar year: \$82.50 per lot
Records Transfer Fee: \$375.00
Update Fee: \$75.00

Executed this 12 day of May, 2025.



Rene Brock, President
L.E.P.O.A Lakeview Estates Property Owner's
Association, Inc.

20252659

90372

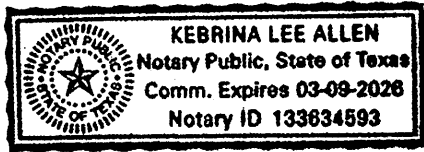
THE STATE OF TEXAS

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COUNTY OF _____

On this day, personally appeared to me, Rene Brock, President of L.E.P.O.A Lakeview Estates Property Owner's Association, Inc., known to me through the following method of identification: _____, to be the person whose name is subscribed to the foregoing instrument on behalf of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12 day of May, 2025.



Kebrina Lee Allen
Notary Public State of Texas

Please return to:

L.E.P.O.A Lakeview Estate Property Owner's Association, Inc.
P.O. Box 1071
Coldspring, TX 77331

Filed for Record in:
San Jacinto County

On: May 16, 2025 at 01:44P

As a
Recordings

Document Number: 20252659

Amount 32.00

Receipt Number - 72738

By,
Dawn Wright

STATE OF TEXAS
COUNTY OF SAN JACINTO
I, Dawn Wright hereby certify that this instrument was filed in number sequence on the date and time hereon by me, and was duly recorded in the OFFICIAL PUBLIC RECORDS of San Jacinto County, Texas as stamped hereon by me on

May 16, 2025

Dawn Wright, County Clerk
San Jacinto County, Texas