

**PROPERTY OWNERS ASSOCIATION MANAGEMENT CERTIFICATE
FOR
FRIENDSWOOD LAKES HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

The undersigned, being the Managing Agent of Friendswood Lakes Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by Friendswood Lakes Homeowners Association, Inc.:

1. Name of Subdivision: Friendswood Lakes.
2. Name of Association: Friendswood Lakes Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Plat of Friendswood Lakes, Section One, a subdivision in the City of Friendswood, Galveston County, Texas, according to the map or plat thereof recorded in Plat Record Volume 18, Map No. 1176, of the Map Records of Galveston County, Texas, County Clerk's File No. 2001025560;
 - b. Plat of Friendswood Lakes, Garden Homes, a subdivision Galveston County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2002002395, in the Official Public Records of Galveston County, Texas;
 - c. Plat of Friendswood Lakes, Section Two, a subdivision in the City of Friendswood, Galveston County, Texas, according to the map or plat thereof recorded at County Clerk's File No. 2002055587, Official Public Records of Galveston County, Texas;
 - d. Amended Plat of Friendswood Lakes, Section Three, a subdivision in the City of Friendswood, Galveston County, Texas, according to the map or plat thereof recorded at County Clerk's Instrument No. 2004004702, Official Public Records of Galveston County, Texas; and
 - e. Plat of Friendswood Lakes, Section Four, a subdivision in the City of Friendswood, Galveston County, Texas, according to the map or plat thereof recorded under County Clerk's Instrument No. 2007023993 in the Official Public Records of Real Property of Galveston County, Texas.
4. Recording Data of the Declaration
 - a. Declaration of Covenants, Conditions and Restrictions for Friendswood Lakes, Section One, A Subdivision in Galveston County, Texas recorded on May 23, 2001 under County Clerk's File No. 2001025561 in the Official Public Records of Real Property of Galveston County, Texas.

- b. Friendswood Lakes Homeowners Association Second Amendment to the Supplementary Declaration of Covenants, Conditions and Restrictions for Friendswood Lakes, Section One, recorded on December 12, 2001 under County Clerk's File No. 2001064909 in the Official Public Records of Real Property of Galveston County, Texas.
 - c. Supplementary Declaration of Covenants, Conditions and Restrictions for Friendswood Lakes Garden Homes, recorded on January 11, 2002 under County Clerk's File No. 2002002396 in the Official Public Records of Real Property of Galveston County, Texas.
 - d. Friendswood Lakes Homeowners Association Third Amendment to the Supplementary Declaration of Covenants, Conditions and Restrictions for Friendswood Lakes, Section Two, recorded on September 23, 2002 under County Clerk's File No. 2002055589 in the Official Public Records of Real Property of Galveston County, Texas.
 - e. Friendswood Lakes Homeowners Association Forth Amendment to the Supplementary Declaration of Covenants, Conditions and Restrictions for Friendswood Lakes, Section Three, recorded on August 20, 2003 under County Clerk's File No. 2003058546 in the Official Public Records of Real Property of Galveston County, Texas.
 - f. Friendswood Lakes, Section Four, Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for Friendswood Lakes, Section One, A subdivision in Galveston County, Texas as applicable to Friendswood Lakes, Section Four, A subdivision in Galveston County, Texas, recorded on April 13, 2007 under County Clerk's File No. 2007023994 in the Official Public Records of Real Property of Galveston County, Texas.
 - g. Amended Declaration of Covenants, Conditions and Restrictions for Friendswood Lakes, a Subdivision in Friendswood, Galveston County, Texas, recorded on August 19, 2008 under County Clerk's File No. 2008048588 in the Official Public Records of Real Property of Galveston County, Texas.
 - h. Corrected Supplementary Declaration of Covenants, Conditions and Restrictions for Friendswood Lakes Garden Homes, recorded on September 19, 2005 under County Clerk's File No. 2005065316 in the Official Public Records of Real Property of Galveston County, Texas.
5. Name and Mailing Address of the Association: Friendswood Lakes Homeowners Association, Inc., c/o LPI Property Management LLC, P.O. Box 3217, Pearland, Texas 77588.
 6. Name and Mailing Address of Person Managing the Association or Its Designated Representative: LPI Property Management LLC, P.O. Box 3217, Pearland, Texas 77588.
 7. Telephone Number to Contact the Association: 281-947-8675.
 8. Email Address to Contact the Association: jcook@lpidev.net
 9. The Association's website and governing documents may be found at: <https://www.lpipropertymanagement.com/>

10. Fees charged by the Association upon the sale or transfer of Property:

- a. Resale Certificate: \$250 or more, not to exceed the maximum allowable rate.
- b. Resale Certificate update: \$75.00.
- c. Statement of Account: \$75.00
- d. Transfer Fee: \$200.00.
- e. Refinance Fee: \$150.00.

Executed on this the 15th day of September 2021.

FRIENDSWOOD LAKES HOMEOWNERS
ASSOCIATION, INC.

By: *Caressa Lynch*
Caressa Lynch Managing Agent

THE STATE OF TEXAS §
 §
COUNTY OF *Galveston* §

ACKNOWLEDGMENT

BEFORE ME, the undersigned notary public, on this the 15th day of September 2021, personally appeared *Caressa Lynch*, Managing Agent of Friendswood Lakes Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed and on behalf of the Association.

Bobbie J. Lopez
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

BSG | SEARS
BENNETT
& GERDES, LLP
6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

