

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Feb 27, 2026 03:21 PM Fee: \$33.00

2026021527

Electronically Recorded

MANAGEMENT CERTIFICATE
LAKWOOD HOME OWNERS ASSOCIATION [AUSTIN], INC.,
D/B/A LAKEWOOD HOME OWNERS ASSOCIATION, INC.

The undersigned, being an officer or managing agent of Lakewood Home Owners Association [Austin], Inc., d/b/a Lakewood Home Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Lakewood.
2. The name of the Association: Lakewood Home Owners Association [Austin], Inc., d/b/a Lakewood Home Owners Association, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: All that certain real property located in Travis County, Texas, made subject to that certain Lakewood Restated Declaration of Covenants, Conditions and Restrictions, recorded in Vol. 6750, Pg. 1464, Official Public Records of Travis County, Texas, as the same may be amended from time to time (the "Declaration").
4. The recording data for the declaration with any amendments and/or supplements to the declaration: See Exhibit "A"
5. The name and mailing address of the Association: Lakewood Home Owners Association [Austin], Inc., d/b/a Lakewood Home Owners Association, Inc., c/o Carol Wolf, 1001 Cypress Creek Rd., Suite 105, Cedar Park, TX 78613.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name: Carol Wolf
Mailing Address: 1001 Cypress Creek Rd., Suite 105, Cedar Park, Texas
78613
Telephone Number: (512) 258-8200
Email Address: hoa@lakewoodhoa.com

7. Website to access the Association's dedicatory instruments:
<https://lakewoodhoa.com/>
8. Amount and description of fees related to property transfer in the subdivision:
The Association fees are in the following amounts:

Resale Certificate: \$350.00

LAKWOOD HOME OWNERS ASSOCIATION [AUSTIN], INC.,
D/B/A LAKEWOOD HOME OWNERS ASSOCIATION, INC.
MANAGEMENT CERTIFICATE

EXHIBIT "A"

RECORDING DATA FOR THE DECLARATION AND RELATED DOCUMENTS

1. Lakewood – Bylaws, recorded in Vol. 6441, Pg. 2411, Official Public Records of Travis County, Texas.
2. Lakewood – Restated Declaration of Covenants, Conditions and Restrictions, recorded in Vol. 6750, Pg. 1464, Official Public Records of Travis County, Texas.
3. Lakewood – Second Amended Bylaws, recorded in Vol. 12329, Pg. 0871, Official Public Records of Travis County, Texas.
4. Lakewood – Architectural Guidelines and Standards for Construction, recorded as Document No. 2001022285, Official Public Records of Travis County, Texas.
5. Lakewood – Architectural Review Guidelines, recorded as Document No. 2022024087, Official Public Records of Travis County, Texas.
6. Lakewood – Contract Procurement Policy, recorded as Document No. 2022024086, Official Public Records of Travis County, Texas.
7. Lakewood – Statutory Based Rules and Regulations, recorded as Document No. 2022024084, Official Public Records of Travis County, Texas.
8. Lakewood – Procedures and Guidelines Regarding Hearings, recorded as Document No. 2022024085, Official Public Records of Travis County, Texas.

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