

- c. (a new Resale Certificate must be purchased after 180 days);
- (c) Certified Statement of Account (Transfer Fee): \$295.00;
- (d) Refinance Statement of Account: \$75.00;
- (e) RUSH FEE: \$100.00  
(for documents that need to be provided in less than 3 business days);
- (f) Capitalization Fee: \$300.00;

(9) Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the association, as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision or Association. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

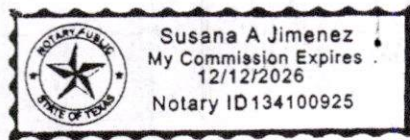
SIGNED THIS 27<sup>th</sup> DAY OF October, 2025.

By: Carolyn Bonds, Carolyn Bonds,  
Managing Agent for LAKES OF WOODTRACE COMMUNITY ASSOCIATION,  
INC.

STATE OF TEXAS                   §  
                                             §  
COUNTY OF MONTGOMERY   §

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn Bonds, Managing Agent for LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC., and acknowledged to me that they executed the same for the purposes and in the capacity therein expressed.

Given under my hand and seal of office this the 27<sup>th</sup> day of October, 2025.



Susana A Jimenez  
Notary Public, State of Texas

- (o) Lakes of Woodtrace, Section Thirteen, under Document No. 2021065252;
  - (p) Lakes of Woodtrace, Section Fourteen, under Document No. 2021065247;
  - (q) Lakes of Woodtrace, Section Fifteen, under Document No. 2021065242;
- (4) the Declarations and any amendments thereto, are recorded in the Real Property Records of Montgomery County, Texas, as follows:
- (a) Declaration of Covenants, Conditions and Restrictions for Lakes of Woodtrace, recorded under Document No. 2014007958;
  - (b) Supplemental and Amended Declaration of Covenants, Conditions and Restrictions for Lakes of Woodtrace, recorded under Document No. 2014007958;
- (5) the name and mailing address of the Association is:
- (a) LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC. c/o Crest Management Company, 17171 Park Row, Suite 310, Houston, Texas 77084;
- (6) the name, mailing address, telephone number, and email address of the Association's Designated Representative is:
- (a) Carolyn bonds, PCAM
  - (b) Crest Management Company, AAMC
  - (c) 17171 Park Row, Suite 310, Houston, Texas 77084
  - (d) (281) 579-0761
  - (e) [info@crest-management.com](mailto:info@crest-management.com)
- (7) The Association's website address is:
- <https://www.crest-management.com/Communities/Lakes-of-Woodtrace-Community-Association>
- (8) The following fees are charged by the Association relating to a property transfer in the Subdivision:
- (a) Resale Certificate Fee: \$375.00;
  - (b) Resale Certificate Update:
    - a. no charge within 30 days of original,
    - b. within 30-180 days of original: \$75.00,

STATE OF TEXAS                                            §  
COUNTY OF MONTGOMERY                                 §

- (1) the name of the Subdivision is Lakes of Woodtrace
- (2) the name of the Association is LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC.
- (3) the subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:

- (a) Lakes of Woodtrace, Section One, under Document No. 2002132962;
- (b) Lakes of Woodtrace, Section Two, under Document No. 2014022142;
- (c) Lakes of Woodtrace, Section Three, under Document No. 2002133012;
- (d) Lakes of Woodtrace, Section Four, under Document No. 2002133012;
- (e) Lakes of Woodtrace, Section Five A, under Document No. 2015040358;
- (f) Lakes of Woodtrace, Section Five B, under Document No. 2015040359;
- (g) Lakes of Woodtrace, Section Six, under Document No. 2015104112;
- (h) Lakes of Woodtrace, Section Seven, under Document No. 2015083392;
- (i) Lakes of Woodtrace, Section Eight A, under Document No. 2017061646;
- (j) Lakes of Woodtrace, Section Eight B, under Document No. 2017066919;
- (k) Lakes of Woodtrace, Section Nine, under Document No. 2017066927;
- (l) Lakes of Woodtrace, Section Ten, under Document No. 2021086951;
- (m) Lakes of Woodtrace, Section Eleven, under Document No. 2020079936;
- (n) Lakes of Woodtrace, Section Twelve, under Document No. 2020027054;